



GREYFOX
SALES & LETTINGS



Shop

Jeffery Street, Gillingham, Kent, ME7 1DE

£13,000

EPC Rating:

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£13,000

Description

Looking for a hair salon?, then look no further than this hairdressers which is ready to trade from in Gillingham, situated on the corner of Jeffrey Street and James Street within a few minutes walk into the main pedestrianised High Street of the town.

This lovely shop has been trading for many years but the owner has decided to retire and therefore the fixtures and fittings could be included for an incoming tenant. The ground floor is currently laid out as an open plan space with a waiting area and reception desk, hair stations with two back washes and staff kitchen plus WC to the rear. Downstairs is currently a treatment room. This shop could be used for other uses including a barbers, beauty salon, retail or office subject to the necessary planning consents.

This shop also benefits from 2 parking spaces to the rear.

Ground Floor Salon 382 sq.ft. (39.29 sq.m.)

Kitchen 41 sq.ft. (3.87 sq.m)

WC

Large room in the basement (currently a treatment room) 260 sq.ft. (24.21 sq.m)

Parking

Total Approximate Area – 683 sq.ft. (64.45 sq.m.)

Rent: £13,000 per annum exclusive of rates and service charge.

Lease: A new lease on terms to be agreed.

Rent Deposit: 3 months.

Legal Costs: Each party to bear their own legal costs.

Rates: RV £6,800. This is not the rates payable, speak to Medway Council regarding Small Business Rate Relief.

PLEASE NOTE THE SALON IS STILL TRADING AND THEREFORE VIEWINGS ARE BY APPOINTMENT ONLY AND THE STAFF SHOULD NOT BE APPROACHED.

Key Features

- Busy Location close to the High Street
- Fully fitted salon
- Could be used for other uses, subject to planning

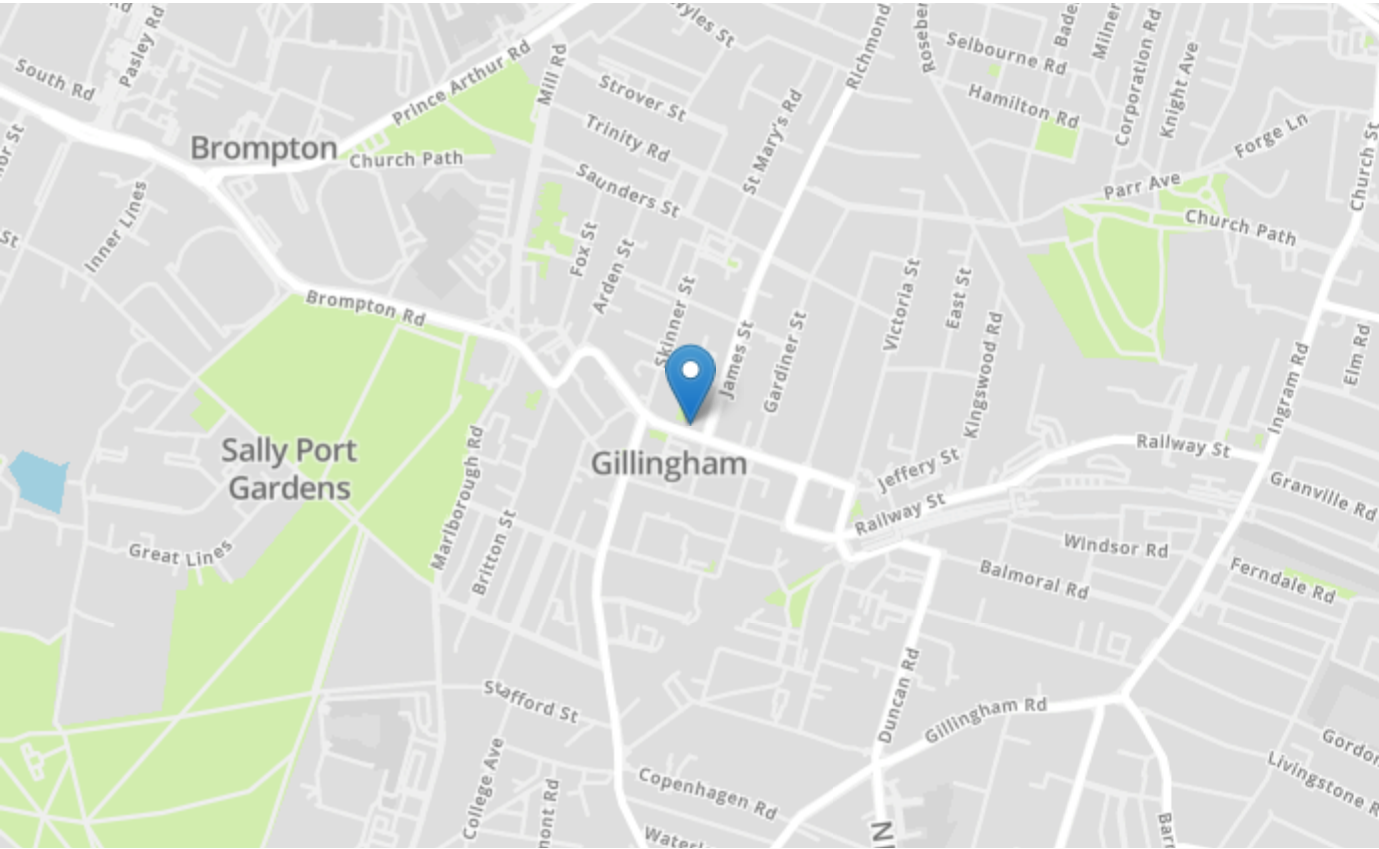


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Property Location

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Tenure	Leasehold
Lease Term	
Ground Rent	
Service Charge	
Local Authority	
Council Tax	

Greyfox Walderslade
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Agent Notes
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