



Restaurant

Watling Street, Chatham, Kent, ME5 7EP

£15,000

EPC Rating:

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£15,000

Description

This restaurant and cocktail bar is situated on a prominent corner position along Watling Street (A2) which serves the local community of upper Gillingham and Darland as well as the excellent passing trade from people travelling between the Medway Towns. Neighbouring shops include a One Stop Shop and Betfred with the rest being made up of independents including a hairdressers, chemist, bathroom shop, pub, restaurants, nail salons etc.

There is also a new development planned opposite which is believed to be a large food store plus residential units.

Approximately 882 sq.ft. (81.9 sq.m.)

Lease: The assignment of the current lease with 18 years unexpired is being offered at a rental of £15,000 per annum exclusive.

Premium: These premises were only recently fitted out and therefore our client is looking for a premium in the region of £60,000 for the benefit of the fixtures and fittings. An inventory is available on request listing the equipment that will remain.

Rates: Rateable Value is £11,000. (this is not the rates payable figure). This property may be subject to Small Business Rate Relief and enquiries should be made directly with Medway Council.

Rent Deposit: Our client will require a rent deposit equivalent to one quarters rent.

Legal Costs: Each party to be responsible for their own legal costs.

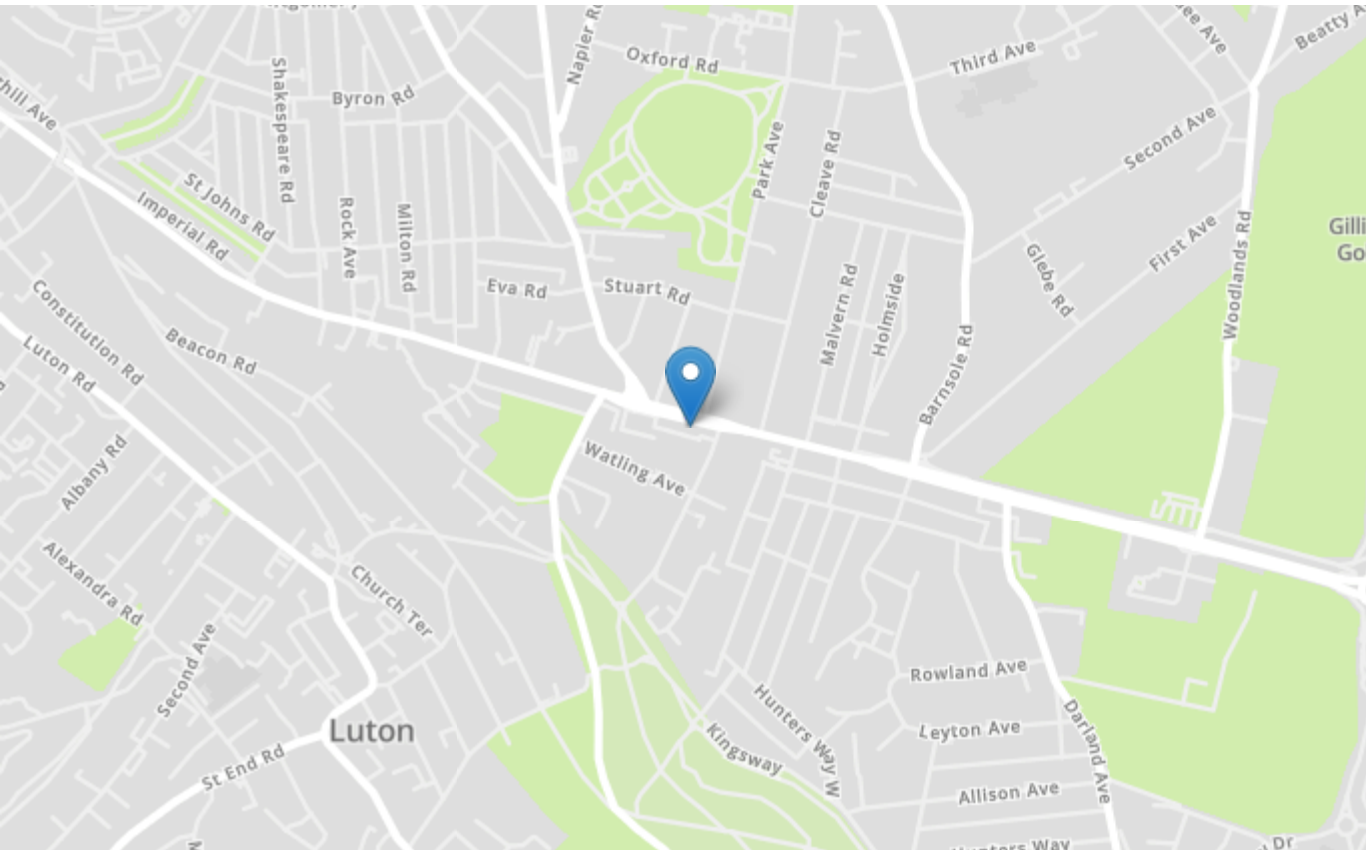
Key Features

- Prominent Corner Location
- Newly fitted out and ready to trade
- Open plan bar and kitchen



Property Location

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Tenure	Leasehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway council
Council Tax	

Greyfox Walderslade

Unit 2, Thetford House
Walderslade Village Centre
Walderslade Road
Chatham
Kent
ME5 9LR
Tel: 01634 672227 Email:
walderslade@greyfox.co.uk

Greyfox Rainham

67C High Street
Rainham
Kent
ME8 7HS
Tel: 01634 377737 Email:
rainham@greyfox.co.uk

Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.