



Hairdresser/Barber Shop  
High Street, Gillingham, Kent, ME7 1BQ

£16,000  
EPC Rating:



# High Street, Gillingham, Kent, ME7 1BQ

## £16,000

### Description

Looking for a hair salon?, then look no further than this property which is ready to trade from in a central location on the pedestrianised High Street of the town. Positioned next door to Peacocks, with Burger King and Bonus King on the junction of Skinner Street. There is a good selection of independents here including restaurants, cafes, bike shop, dental surgery, nail bar, mens hairdressers, alongside grocery and a childrens' shop. This lovely double fronted shop which its unique frontage, has been trading for many years but the owner has decided to retire and therefore all the fixtures and fittings could be included for an ingoing tenant, making it an easy transition to be up and running in no time.

The ground floor is currently laid out as a very large open plan space to the front with a waiting area and 6 stations leading through to 3 back washes in a separate area and consultation stations. It also has the benefit of a treatment room giving an ingoing tenant the opportunity to do both hair and beauty and finally, a nice courtyard garden. This shop could be used for other retail/office uses within the E Class planning category, subject to any planning consents.

This shop also benefits from 2 parking spaces which is an additional monthly figure. Please enquire.

- Large open Plan Salon
- Treatment Room
- Rear good sized Courtyard Garden
- Kitchen and WC

Total approximate area 825 sq.ft. (76.6 sq.m.)

Rent: £16,000 per annum exclusive of rates and service charge.

Lease: A new lease on terms to be agreed.

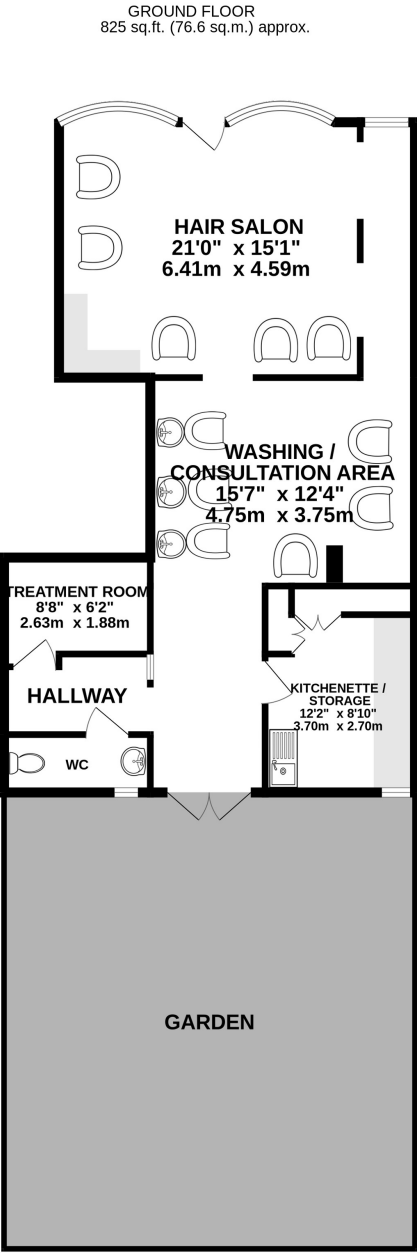
Rent Deposit: 3 months.

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

Rates: RV £6,200. This is not the rates payable, speak to Medway Council regarding Small Business Rate Relief.

### Key Features

- Busy Location in central High Street location
- Fully fitted Salon
- Could be used for other uses, Subject to Planning
- Parking Spaces



FOR ILLUSTRATION PURPOSES - NOT TO SCALE

TOTAL FLOOR AREA : 825 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

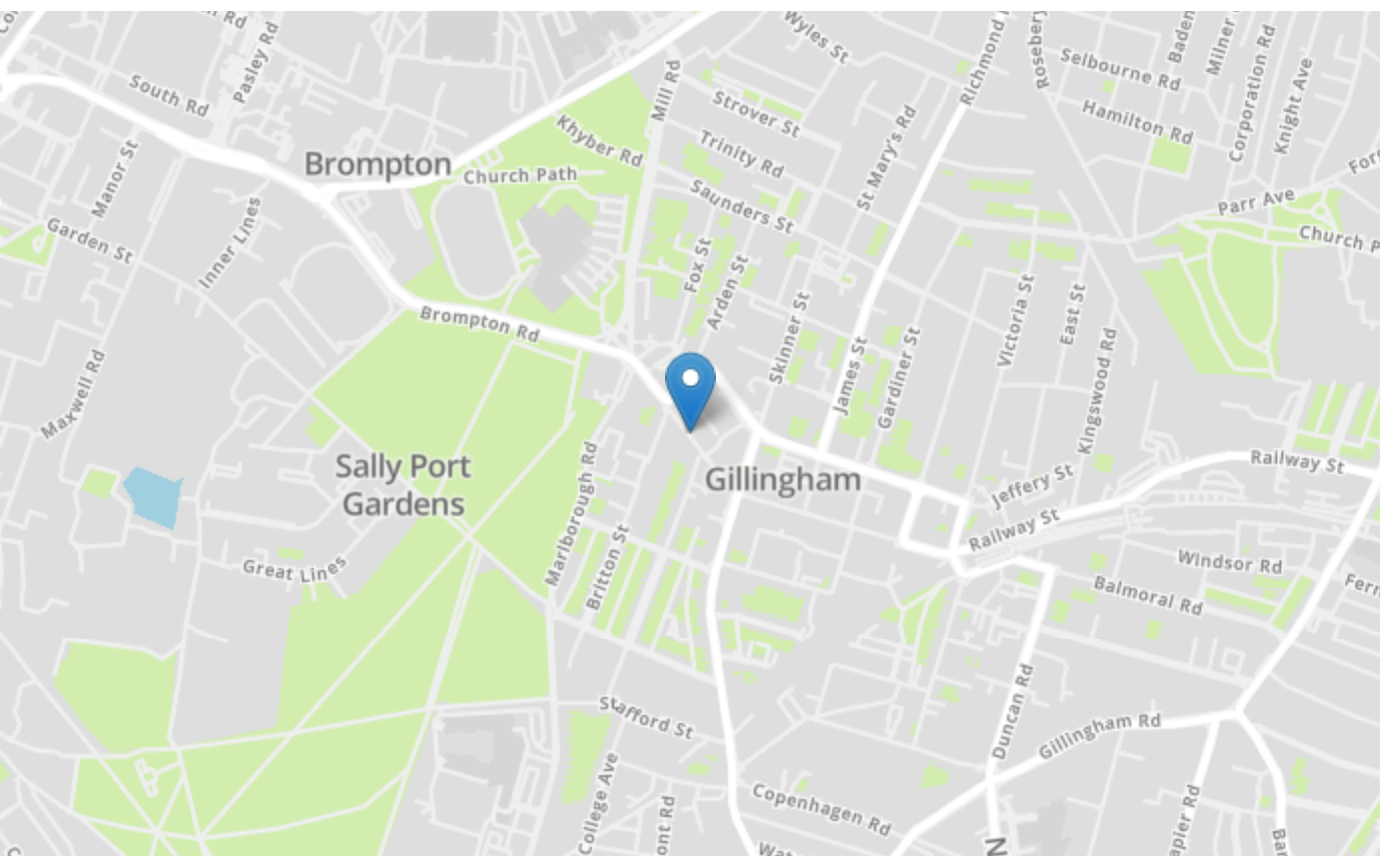
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Property Location

High Street, Gillingham, Kent, ME7 1BQ



Tenure	Leasehold
Lease Term	
Ground Rent	
Service Charge	
Local Authority	
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

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