



Shop

High Street, Sittingbourne, Kent, ME10 4PB

£21,000

EPC Rating:

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£21,000

Description

Shop to Let in a Prominent Location with Car Parking

Situated on the High Street close to the Forum Shopping Centre with a good selection of retail shops, banks and restaurants. This ground floor shop comprises an open plan retail area with steps leading to the rear storage space and WC. On the first floor are two rooms, the large room to the front would be perfect as a staff break out room/kitchen and ancillary in the second room. This shop benefits from a rear entrance with parking for multiple cars.

Ground Floor Shop	33.34 sq.m. (358 sq.ft.)
Ground Floor Rear (storage)	13.38 sq.m. (144 sq.ft.)
First Floor Front Room (ancillary staff/kitchen area)	23.85 sqm. (256 sq.ft.)
First Floor Rear Room (storage)	Not Measured

Total Approximate Area 502 sq.ft. Plus rear garden with car parking

Rent: £21,000 per annum exclusive of rates and service charge.

Lease: A new lease on terms to be agreed.

Rent Deposit: A 3 month rent deposit is required.

Rates: Rateable Value is £10,000. Please contact Swale Council for the rates payable and SBRR available for this property.

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

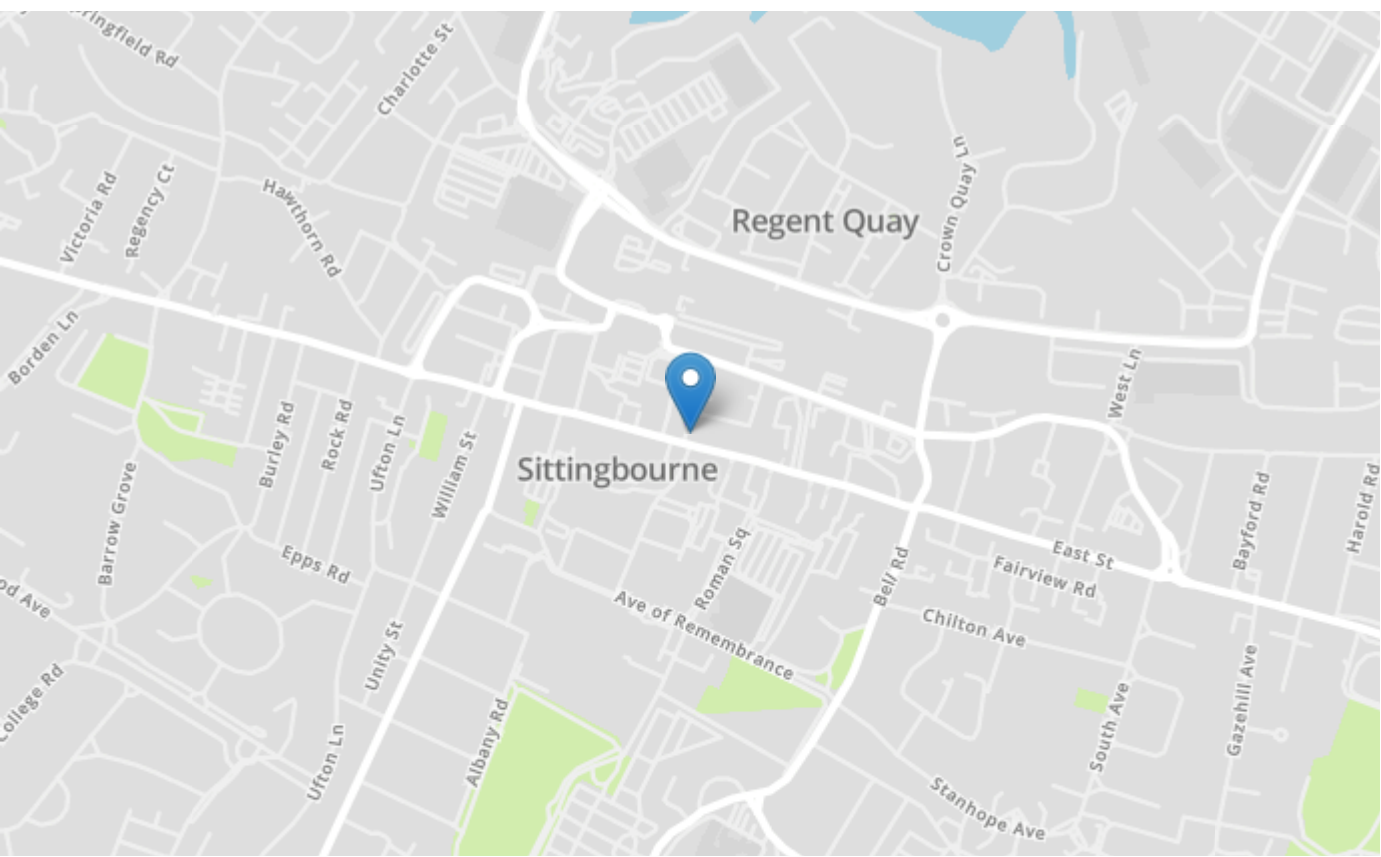
Key Features

- Excellent Town Centre Location
- Suit any retail use
- Car Parking at the rear
- Air Conditioning unit (not tested)



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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