

CHATHAM

257 HIGH STREET
ME4 4BQ

LINAYS

COMMERCIAL

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**TO LET - RETAIL / CLASS E USE PREMISES – GROUND & UPPER PARTS
PEDESTRIANISED HIGH STREET POSITION – RETURN FRONTAGE**

Location

Chatham, one of the Medway towns in North Kent is located adjacent to Rochester and some 14 miles south-east of Dartford between Junctions 2 and 3 of the M2 Motorway.

The property is situated in a prominent position on the north side of the pedestrianised High Street close to the junction with Batchelor Street.

Occupiers close by include Barclays Bank, Cash Converters and Costa & Primark.



Description

The property is arranged over ground, first and second floor level and benefits from a return frontage with good levels of natural light.

Internal the premises are currently arranged to provide ground floor sales area with ancillary storage space, staff areas and WC's at 1st and 2nd floor.

We believe the premises would be suitable for a wide variety of business including retail, restaurant or professional services.

Accommodation

(with approximate dimensions and floor areas)

Net Frontage:	13'4"	4.1m
Sales Depth:	47'1"	14.6m
Ground Floor Sales Area:	607sq.ft	56sq.m
First Floor:	535sq.ft	49sq.m
Second Floor	304sq.ft	28sq.m

Terms

The premises are available to let on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£22,000 per annum exclusive**.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lessees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lessees are advised to obtain verification from their Solicitor. These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property.

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £10,853.25 (2022/23 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

Each party to bear their own legal and professional fees incurred in respect of this transaction.

VAT

We have been advised by our clients that the property is elected for VAT and therefore VAT **will** be payable upon the rental amount.

Planning

We understand the property falls under Class E of the Town & Country Planning Use Classes Order as of 1st September 2020 which allows for the premises to be occupied for the purposes of a shop, financial/professional services, café or restaurant (not take-away), light assembly work, clinic, health centre, creche, day nursery, gymnasium/indoor recreation. Consent may be required for any external alterations (e.g. ventilation & extraction). All of the above uses are subject to Landlord's approval.

Commercial Energy Performance Certificate

257 High Street
CHATHAM
ME4 4BQ

Energy rating

C

Valid until
21 June 2032

Certificate number
0012-1232-9002-0326-6206

Viewings

Available by prior appointment via joint agents Linays Commercial & EC Consultancy.



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