# **CLASS E OPPORTUNITY** GILLINGHAM **124A HIGH STREET**

# Description

This double fronted property is situated in a highly prominent location on the busy pedestrianised High Street. The prime pitch also benefits from being near Gillingham train station, numerous local bus routes and plenty of parking facilities. To the rear of the property there is a large service yard with the potential for two car parking spaces.

Occupiers in the nearby vicinity include Wilko, Poundland, Sportsdirect, Boots, Costa Coffee, British Heart Foundation and Specsavers.

Please refer to the attached copy of the street traders plan for further details.

# Accommodation

The premises are arranged over ground and basement floors, benefitting from a 5.8 m return frontage plus a potential seating area in front. The approximate floor areas and dimensions are as follows:

Internal Width	58 ft 7 ins	(17.86 sq. m)
Ground Floor Sales	4,824 sq. ft.	(448.40 sq. m)
Basement Ancillary	3,427 sq. ft.	(318.52 sq. m)

The property may subdivide – further details on request.

# Lease

Terms available are on a new effective FRI lease for a minimum term of 5 years.

# Rent

£60,000

per annum exclusive.

Subject to Contract



# **Service Charge**

The current service charge for the financial year is £6,135 per annum.

# **Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£67,500
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

# **FPC**

The property has an EPC rating of C 65. A full report is available upon request.

# **Legal Costs**

Each party to be responsible for their own legal costs incurred in this transaction.

# Viewing

Strictly via appointment through joint agents, Green & Partners, contacting:

020 7659 4839 Harry Silcock harry.silcock@greenpartners.co.uk

Adam Bindman 020 7659 4822 adam.bindman@greenpartners.co.uk

Or, AS Retail, contacting:

**Andrew Shepherd** andrew@as-retail.co.uk

020 7287 2155

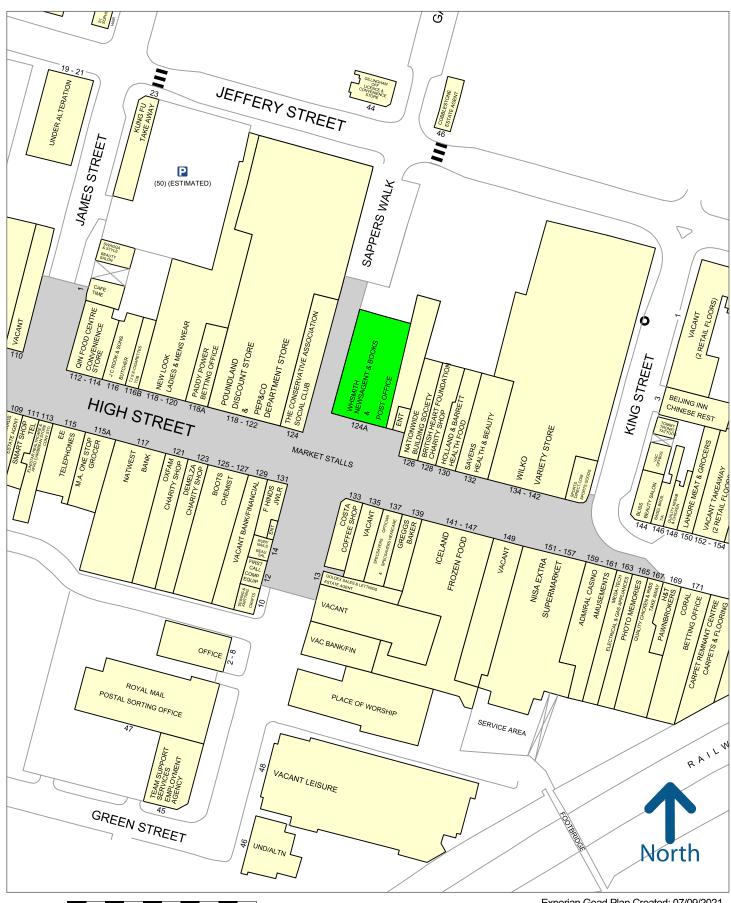
# green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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<sup>50</sup> metres

Map data

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