

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 be advised to make their own enquires to the relevant authority.

EPC

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

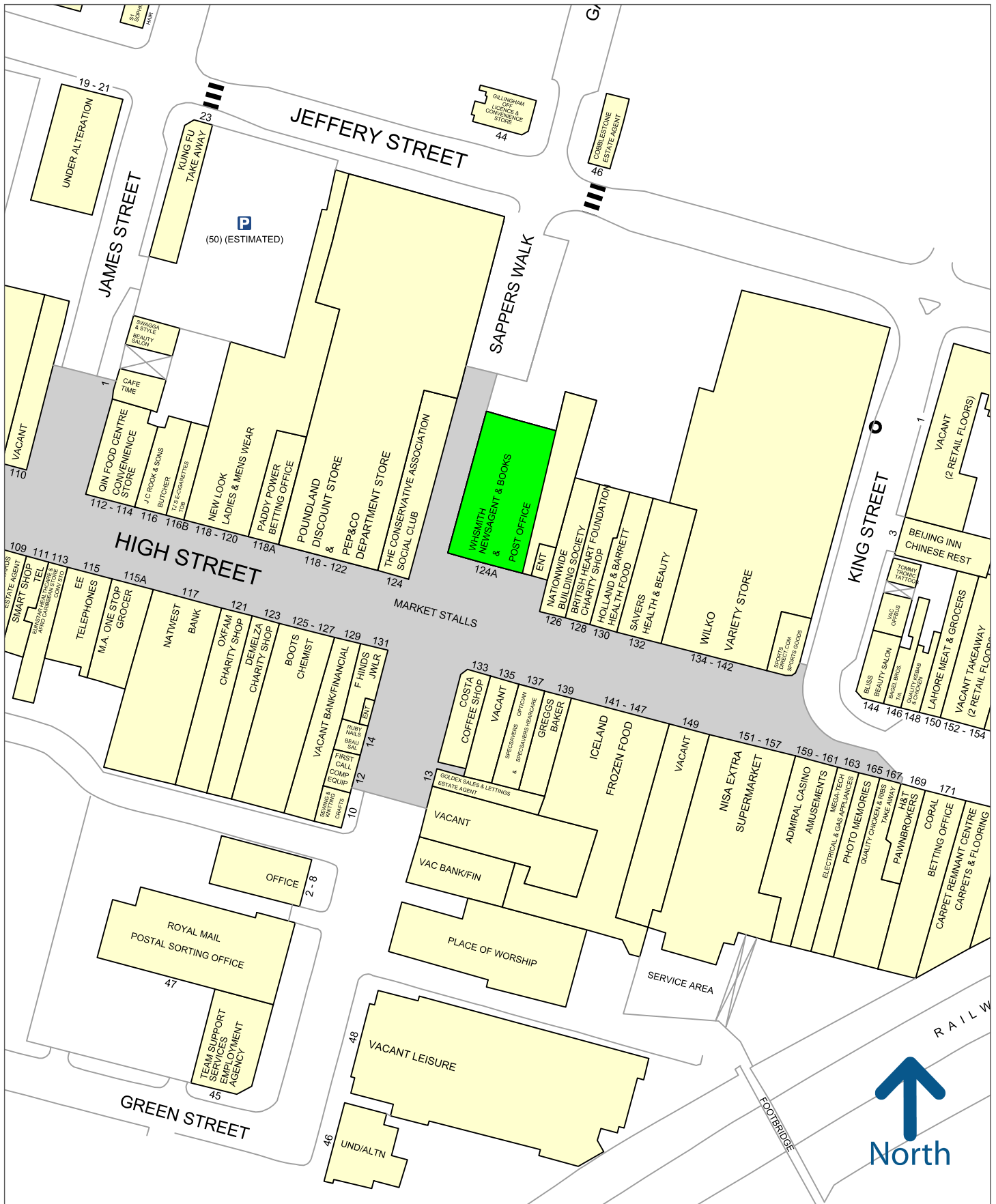
Strictly via appointment through joint agents, **Green & Partners**, contacting:

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

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

Or, **AS Retail**, contacting:

Andrew Shepherd 020 7287 2155
andrew@as-retail.co.uk



50 metres

Experian Goad Plan Created: 07/09/2021
Created By: Green and Partners



Copyright and confidentiality Experian, 2020. © Crown
copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601
6011