HUMMERSTONE & HAWKINS

www.hummerstone.co.uk

CHATHAM HIGH STREET SHOP TO LET

'E' CLASS PREMISES WITH REAR ACCESS FOR DELIVERIES.	**295 HIGH STREET**
ARRANGED OVER GROUND, FIRST FLLORS + ATTIC ROOM.	**CHATHAM**
TOTAL GROUND FLOOR APPROX. 119SQ M / 1,281SQ. FT.	**ME4 4BN**
FIRST FLOOR OF APPROX. 37SQ. M / 400SQ. FT. / ATTIC ROOM 280SQ FT.	**Tenure: TO LET**
SEVERAL PAY & DISPLAY CAR PARKS NEAR-BY	**Rental: £23,500pa**
PREMISES APPEAR IDEAL FOR A WIDE VARIETY 'E' CLASS USES.	**Hummerstone & Hawkins** **Tel: 0208 303 1061**

LOCATION:
Chatham is one of the Medway towns located within the Medway authority in North Kent. The town is accessed from junction 3 on the M2 and therefore has good links to the A2, M25, Dartford crossing and the East Kent coast.

The subject property benefits from a busy and prominent position at the Eastern end of the High Street enjoying a good level of pedestrian passing trade. The property is located near to the Pentagon Centre plus is in within walking distance of the bus depot and train station.

DESCRIPTION:
The subject premises comprise of a staggered terraced property arranged over ground and first floor levels (plus an attic room). The premises has become available to let again after for many years trading as a pdsa charity shop.

Ground floor
A glazed frontage incorporating a single entrance door leads into the main retail area. To the left is a door providing access to the stairs that lead up to the first floor. Behind there is an additional sales / store area with at the rear a door which provides access for loading and deliveries (We understand that the property has a right of way at the rear). The ground floor includes a toilet.

First floor
A landing with doors to an office at the front of the property with at the rear a kitchen and locker area. Stairs lead up to an attic room which provides additional storage.

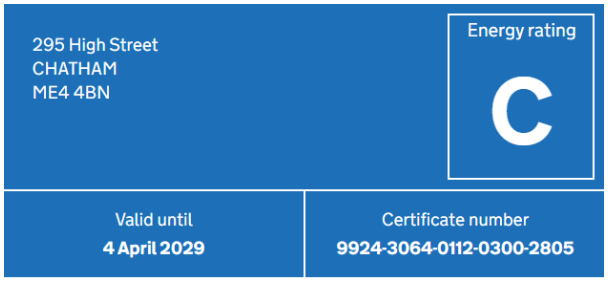
APPROXIMATE MEASUREMENTS

Main floor area:	62sq m / 667sq ft.
Rear store:	57sq m / 614sq ft.
First floor office:	20sq m / 215sq ft.
Kitchen:	14sq m / 151sq ft.
Locker room	3sq m / 32sq ft.
Attic room	26sq m / 280sq ft.

TENURE:
The premises are being offered by way of a new full repairing and insuring lease for a minimum term of 5 years and at a commencing rental of £23,500 per annum.

A rental deposit of between 3 and 6 months will be required subject to status.

EPC:



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.

RATES:
We understand from the Valuation Office Agency website that the rateable value of this property is £16,000 per annum. We advise all interested parties to make their own separate enquiries to confirm this and rates payable with the rating department at Medway council.

LEGAL FEES:
Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:
No direct approach may be made to the property. For an appointment to view, please contact the agent.
Hummerstone & Hawkins T: 0208 303 1061

These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.