

# HUMMERSTONE & HAWKINS

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## FREEHOLD INVESTMENT FOR SALE



Mixed use freehold investment property for sale.

Ground floor lock up takeaway premises.

Self contained flat arranged over the first floor.

Held under one 20 lease year lease from 2009.

Total rental income £15,000pa / Rent review 2024.

Forms part of a busy shopping parade fronting the old A2.

**111 Watling Street**

**Gillingham**

**ME7 2YX**

**Tenure: FREEHOLD**

**Asking Price: £295,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

Gillingham forms part of the Medway conurbation along with Rochester, Strood and Rainham in the Borough of Medway.

The subject property is situated in upper Gillingham around 1.5 miles from Gillingham town centre and forms part of a well-established and busy shopping centre within an area of mixed commercial and residential properties. The property fronts on to Watling Street (A2) and therefore benefits from substantial passing trade. Busses frequently pass by. Nearby businesses include Kwik Fit plus a number of specialist, independent and regional operators.

**DESCRIPTION:**

The subject property is comprised of a ground floor takeaway unit together with a singular residential unit at first floor level.

The current use of 111 is as an Indian takeaway.

The subject flat at first floor level is accessed via a door at the front of the building.

**INTERNAL DETAILS:**

111 Watling Street – A predominately glazed entrance incorporating a single entrance door under a signage leads into the main public area which incorporates the serving counter. At the rear is a door through to a kitchen which then leads through to a storeroom and preparation room.

Approximate measurements – Front public area C. 263sq. ft  
Kitchen C. 141sq. ft  
Storeroom C. 88sq. ft  
Preparation room C. 148sq. ft

111a Watling Street – Access is via a private entrance door at the front of the property. The accommodation comprises: Lounge, kitchen, 2 bedrooms and bathroom.

**TERMS:**

We understand that the ground and upper floors are held on a 20 year lease from 2009 at a passing rental of £15,000 per annum. We believe that the next review is in 2024.

**EPC:**

The premises has been commissioned.

**RATES:**

The business rates are the responsibility of the tenants.

**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.**

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