

HUMMERSTONE & HAWKINS

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RESTAURANT / TAKEAWAY PREMISES TO LET



Former pizzeria restaurant available to let.

Total floor area of C. 77 square meters / 829 square feet.

Premises may suit a variety of cuisines / 3 Phase electric feed.

Chatham is an area with planned regeneration.

Premises enjoys a high street trading position / Parking nearby.

£15,000 premium for fixture & fittings.

124 High Street

Chatham

ME4 4BY

Tenure: TO LET

Rental: £16,000 per annum

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 western end of the High Street enjoying a good level of pedestrian passing trade. The property is located near to the junction with Waterfront Way, the Pentagon Centre, plus is in within walking distance of the bus depot and train station.

The Medway Borough Council website has details of regeneration projects planned for town in order to transform and improve the surrounding area in order to make the town more attractive

DESCRIPTION:

A ground floor lock up 'E' class premises which up until recently had been trading as The Lemon Grove, a pizzeria. A part glazed frontage including a single entrance door under a signage and secured by a shutter leads into the main seating area which includes the counter position including a serve over chiller, food warmer and coffee machine. Behind is the bar area where there are also doors to a toilet and an office. A door leads through to a preparation room which connects at the rear to a commercial kitchen.

FIXTURE & FITTINGS:

We have been informed that fixture & fittings including tables and chairs and kitchen equipment will be included in this transaction.

AGENTS NOTES:

We feel that this premises would be suitable for a variety of cuisines

TERMS:

The premises are available by way of a new full repairing and insuring lease for a term to be negotiated with the landlord. A rental deposit will be required.

The commencing rental is £16,000 per annum.

With fixture & fittings being included there is an asking premium of £15,000

EPC:

The premises has an EPC rating of D

RATES:

We understand from the VOA website that the property has rateable value is £11,500 per annum and therefore should qualify for full business rate relief. Interested parties are advised to seek their own confirmation with the relevant 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.

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Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

