

MODERN OPEN PLAN PREMISES TO LET



Modern E user class premises available on new lease terms.

Open plan sales area of 69.8sq m / 751sq ft.

Store / kitchen area at rear 18.36sq m / 198sq ft.

Located within a predominately student let development

Neighbouring operators include Tesco's & Subways

Near to the University of Greenwich, Tesco's & Subways

Unit 3, Victory Pier

Gillingham

ME7 1RZ

Tenure: TO LET

Rental: £18,500pa + VAT

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Gillingham forms part of the Medway conurbation together with the neighbouring towns of Rochester, Strood, Chatham and Rainham.

The subject property is located within a modern development of predominately student let flats near to the University of Greenwich. The development has frontage onto Pier Road (A289) which carries substantial traffic and connects the A2 junction 1 to Gillingham and Rainham. Nearby businesses include Tesco's Express, Subways, Premier Inn and an Asda's Superstore.

Recreational facilities can be found at the nearby Strand lido and leisure park.

DESCRIPTION:

A modern ground floor lock up premises forming part of a development of flats and which has for approximately the past 8 years been trading as Bernardo's charity shop.

A glazed frontage incorporating a single entrance door leads into an open plan sales area. At the rear is a door which leads through to a storeroom which combines as a kitchen / staff room and has a door which leads to a toilet.

The main retail area is finished with laminated flooring, suspended ceiling with fluorescent lighting and has Dimplex wall heaters.

APPROXIMATE MEASUREMENTS:

Internal front window: 6.323m / 20.7ft

Ceiling height: 2.660m / 8.7ft

Retail sales area: 69.8sq m / 751sq ft.

Store / Kitchen: 18.4sq m / 198sq ft.

Toilet: 4.8sq m / 52sq ft.

RENT:

Rental offers are invited in the region of £18,500 + vat per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:

An EPC has been commissioned.

RATES:

We have been informed that that the premises has a rateable value of £20,000 per annum. We would still advise all interested parties to make their own relevant enquiries with the relevant council and to confirm the rateable value and actual rates payable.

PLANNING:

We understand that the premises falls within the E User Class and therefore it is considered that it can be used for a variety of businesses that fall under this class including retail, office, restaurant, medical etc. We would recommend and it is the responsibility of any interested party to satisfy themselves that the intended use of the property complies with the relevant planning permissions and building regulations.

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](tel:02083031061)

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.

