

FAIRLY SIZEABLE GROUND FLOOR MODERN UNIT TO LET



Former restaurant bar lounge premises to let.

Total floor area C. 414.7sq m / 4,464sq ft.

Main seating area C. 223.20sq m / 2,403sq ft.

Kitchen C. 44.15sq m. / 475sq ft.
Wash up C. 7.91sq m / 85sq ft.

Located with a densely populated residential area.

Available on new lease terms.

Unit 5, Liberty Quays,

Blake Avenue,

Gillingham, ME7 1FP

Tenure: TO LET

Rental: £66,000pa + 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, an independent convenient store, a 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 unit conveniently situated within the student village of Liberty Quays and forming part of mixed use development of ground floor commercial units with flats above. The premises has since C. 2014 been trading as Cargo's Bar & Bistro and has become available to let again following the ending of the lease.

APPROXIMATE MEASUREMENTS:

Entrance lobby: 45.40sq m / 489sq ft.
Seating area: 223.20sq m / 2,403sq ft.
Office: 5.20sq m / 56sq ft.
Kitchen: 44.15sq m / 475sq ft.
Wash Up: 7.91sq m / 85sq ft.
Store: 3.24sq m / 39sq ft.
Store: 17.35sq m / 187sq ft.
Store: 16.95sq m / 182sq ft.
Holding Store: 3.35sq m / 36sq ft.
Dry goods: 4.00sq m / 43sq ft.
Plant: 9.58sq m / 103sq ft.
Male toilets: 10.93sq m / 118sq ft
Female toilets: 19.70sq m / 212sq ft
Disabled toilets:

RENT:

Rental offers are invited in the region of £66,000 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 subject to status.

EPC:

The premises has an EPC commissioned.

RATES:

We understand from the VOA (Valuation Office Agency) that the premises has a rateable value of £46,250 per annum. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

PLANNING:

The property was formally trading as a restaurant bar lounge.

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.

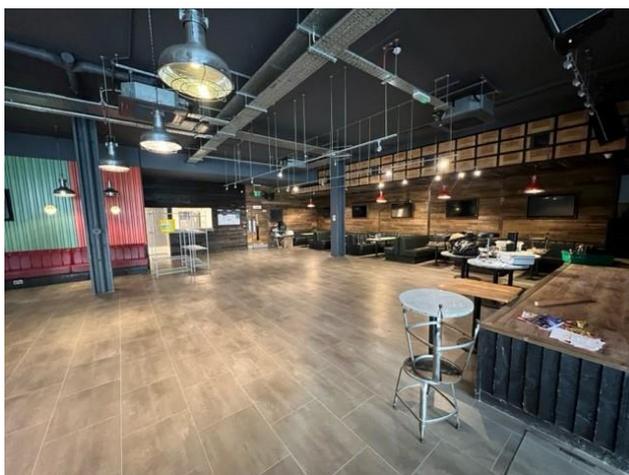
LEGAL FEES:

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.



Seating area.

