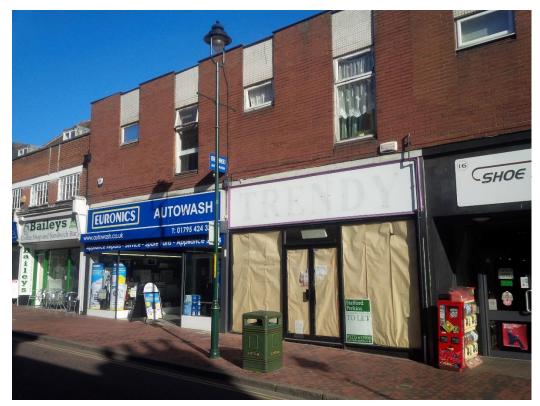
# Stafford Perkins

CHARTERED SURVEYORS

01233 613900 11 Park Street Ashford TN24 8LR

# 18 High Street, Sittingbourne, Kent ME10 4PD



### TOWN CENTRE LOCKUP RETAIL PREMISES

## **TO LET**

- 500 sq.ft. retail space
- Immediate availability
- Town centre location

# Rent sought: £11,500 p.a.

STAFFORD PERKINS

11 Park Street, Ashford, Kent TN24 8LR Tel: (01233 613900) <u>www.staffordperkins.co.uk</u>

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

#### LOCATION

18 High Street is located on the northern side of the High Street, approximately midway between Crown Quay Lane and The Forum Shopping Centre. This is a prominent location within the centre of Sittingbourne and benefits from a good level of footfall. Sittingbourne, a town of approximately 45,000 inhabitants, is located towards the northern coastline of Kent and lies some 12 miles north-east of Maidstone, the county town and approximately 8 miles due east of the Medway towns. It benefits from good communications via the A2/M2 and a mainline railway.

#### DESCRIPTION

This mid-terrace lock-up shop provides approximately 500 sq.ft. of accommodation on the ground floor. It benefits from a glazed aluminium shop front some 16ft 2in wide and a retail depth of some 33ft 6in. To the rear of the sales area are WC facilities. The shop benefits from a suspended ceiling with concealed lights and a timber laminate floor.

#### ACCOMMODATION

Sales area Plus WC 500 sq.ft.

#### **SERVICES**

Mains, water and electricity are connected to the premises and tenants will be charged at cost by way of a check meter.

#### **BUSINESS RATES**

The premises are assessed at a rateable value of £11,750, uniform business rate multiplier for the current year being 49.9 pence.

#### TERMS

The premises are available by way of a new FRI lease, the terms of which are negotiable, however a rent of £11,500 per annum is being sought.

#### **LEGAL COSTS**

The ingoing tenant will be responsible for both parties legal, in addition, a three-month rent deposit will be required.

#### **ENERGY PERFORMANCE CERTIFICATE**

The premises are assessed as having an efficiency rating of 70 (Band C) full certificate and report available on request.

#### VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900. Atrium Commercial Surveyors 01233 646465

