

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) www.staffordperkins.co.uk

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 500 sq.ft.

Plus WC

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