

# ROCHESTER

2,700 sq ft A3 UNIT TO LET



**INTRINSIC**  
property

**AS** RETAIL





# ROCHESTER

47-49 HIGH STREET

## Location:

The premises are situated on the north east side of the historic High Street, close to Pizza Express, Costa, Lloyds Bank and NatWest and facing the main pedestrian access from the Castle to the High Street.

Rochester, with its Norman castle, was a place cherished by the Victorian novelist, Charles Dickens, who lived there. The town and buildings (many still standing today) feature in Dickens' works.

Rochester is full of amazing historic buildings and heritage sites, many of which are located in and around this northern end of the High Street. These include the Castle, Rochester Cathedral (originally built in the 7th Century), The Guildhall Museum, the Corn Exchange building and the Medway Visitor Centre & Art Gallery.

The town centre is set to see major growth in the next few years with Rochester Riverside, on a 52 acre (21 ha) site immediately to the east of the High Street. This is a flagship regeneration scheme

which will provide around 1300 new homes, new public space, commercial and leisure facilities including a new hotel. The first phase of this major project will be coming onstream from 2019.

## Description:

A newly developed A1/A3 unit will be available in shell condition.

The proposed accommodation comprises 2,714 sq ft (252 sq m) on ground floor with a front section having a ceiling height of 7m. This height is capable of taking a mezzanine of up to 750 sq ft (70 sq m) if an occupier wishes to install a mezzanine balcony or gallery area. This would add to the interior visual impact, potentially increase customer space and is already consented.

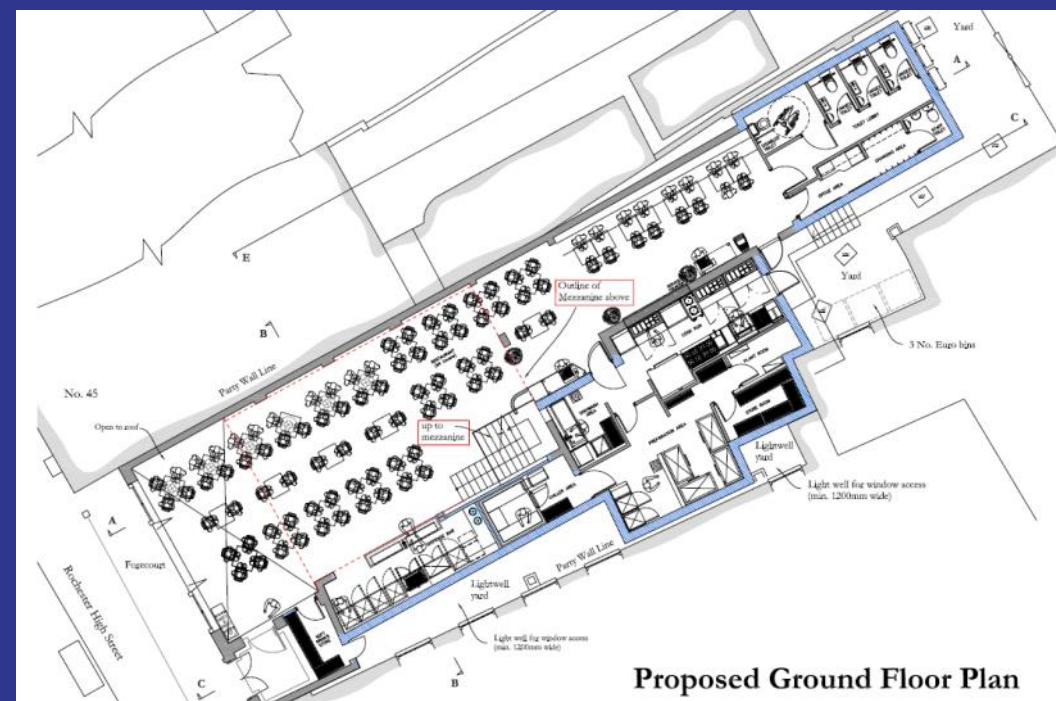
The site has potential for outside seating at the front and has unique views of Rochester Castle across the high street through Kings Head Yard. Being south west facing, the front of the property benefits from sun from mid morning onwards.





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## property



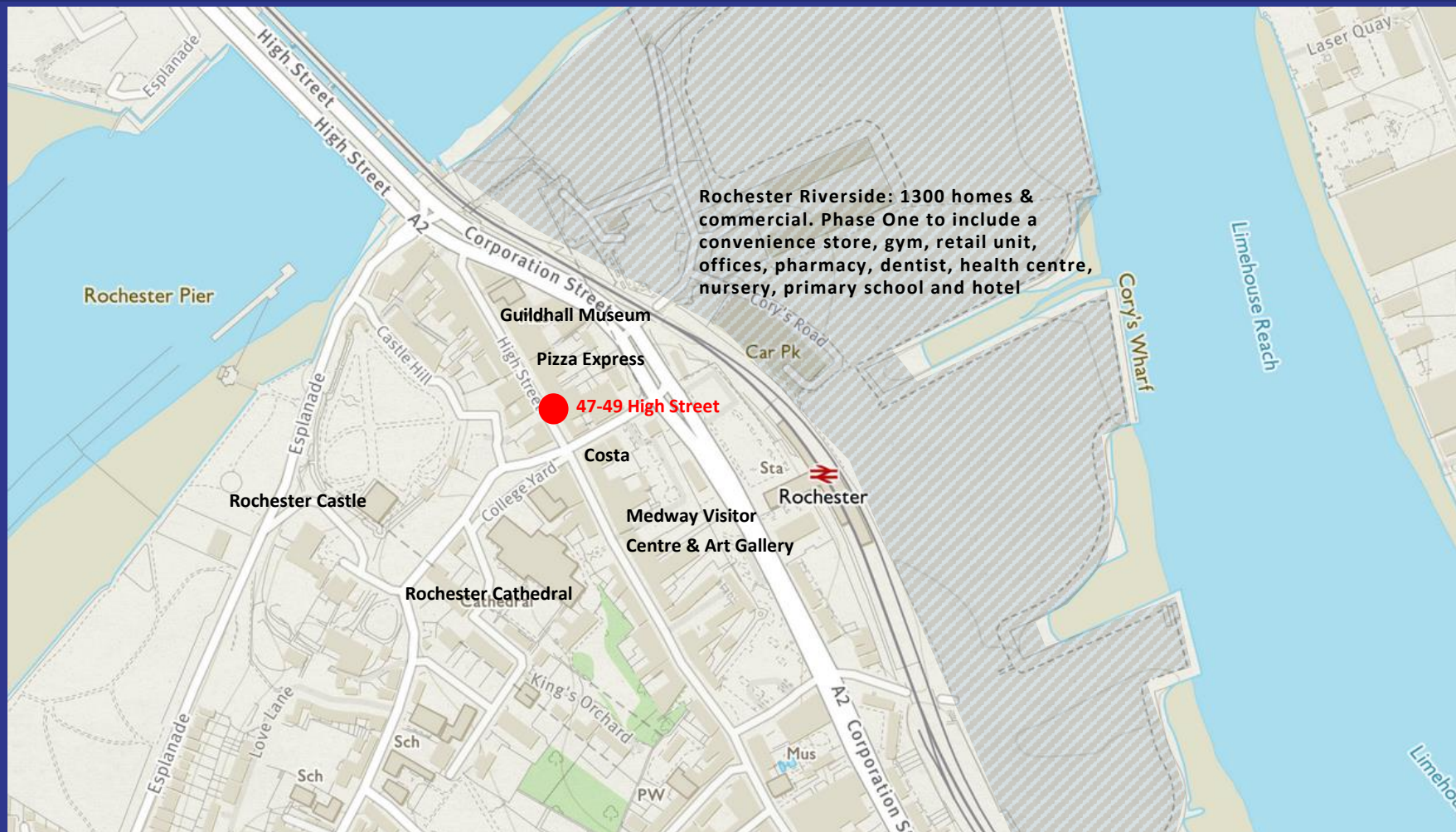
*N.B. The image on the front of this brochure is a CGI to demonstrate the potential appearance of the building once occupied.*



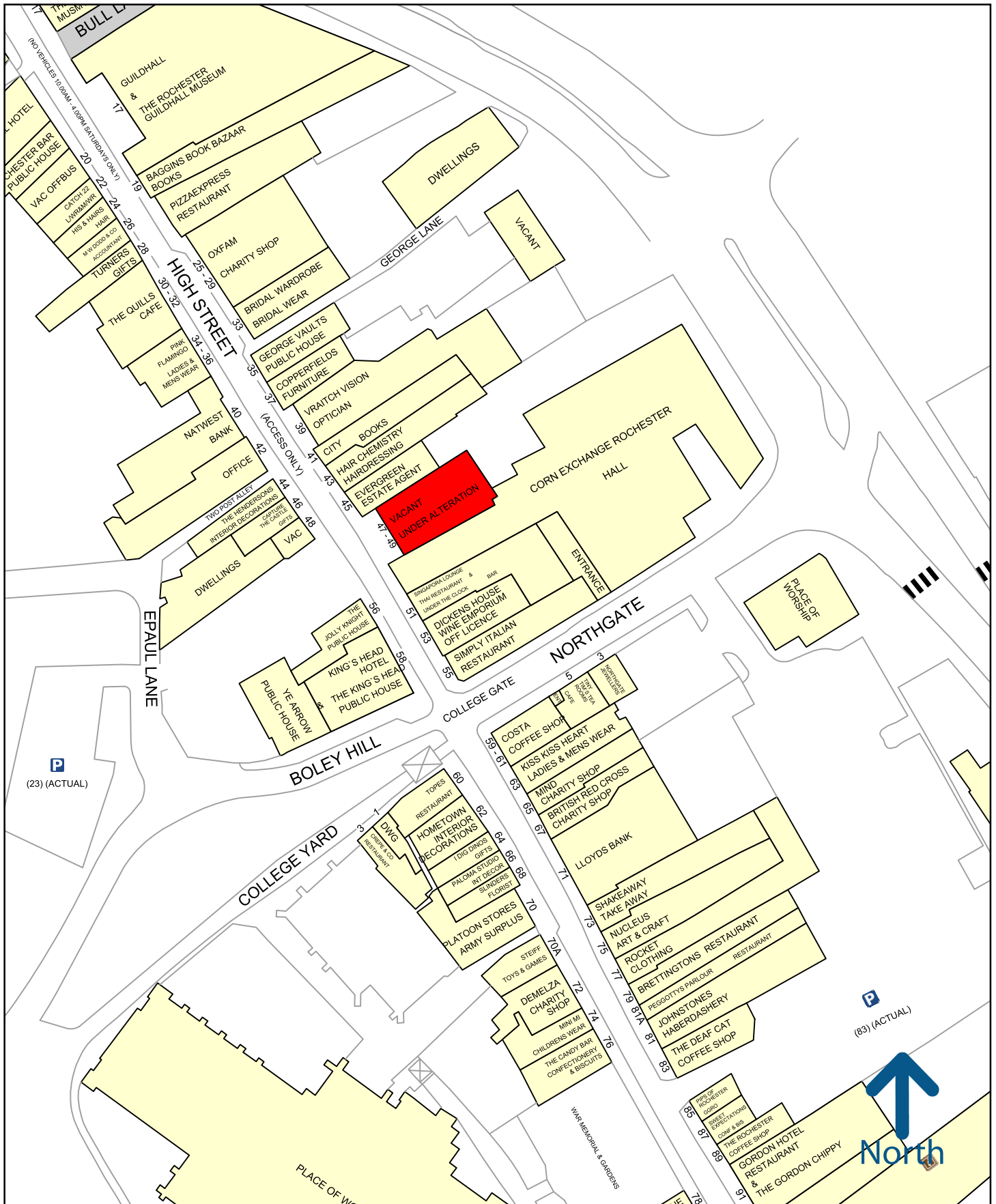


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50 metres

Experian Goad Plan Created: 24/04/2017

Created By: AS Retail Property Services Limited



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