

Malcolm Martin

Chartered Valuation Surveyor

198A High Street
Chatham ME4 4AS

PRIME SHOP TO LET NEW LEASE

Rent £42,500 pa



Sole Agent:

Malcolm Martin

Chartered Valuation Surveyor

020 8690 3100

4 Ewhurst Road, Crofton Park London SE4 1AQ

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Description & Location

The property consists of a ground floor shop (see photo on next page) with basement storage in a prime position on the pedestrianised Chatham High Street, immediately adjoining Primark and diagonally opposite the entrance to the Pentagon Shopping Centre. Other traders in the near vicinity are Specsavers, McDonald's, Footlocker (just relocated onto the High Street), Coffee Republic, Waterstones, Greggs, Burton's, Admiral, TSB and Debenhams.

Accommodation

Gross Frontage	7.38 m	(24 ft 2 in)
Window Frontage	6.12 m	(20 ft 1 in)
Internal Width (front)	6.81 m	(22 ft 4 in)
Internal Width Rear	7.47 m	(24 ft 6 in)
Shop Depth	14.83 m	(48 ft 8 in)
Ground Floor Sales	135.08 sq m	1,454 sq ft
Units in Terms of Zone A		842.38 sq ft
First Floor (not used) said to be	30.56 sq m	329 sq ft
Basement Storage (external access)	8.55 sq m	92 sq ft

Use

Current use of the premises is a retail shop within Class A1 of the Schedule to the Town & Country Planning (Use Classes) order 1987.

New Lease

New 10 or 15 year lease by agreement, on full repairing and insuring terms, subject to five-yearly rent reviews.

Rent - £42,500 pa

Rates

Current Rateable Value	£39,500
Rate in Pounds (2016/17)	49.7p
Rates Payable	£19,632 for the year April 2017/March 2018

EPC – Band D

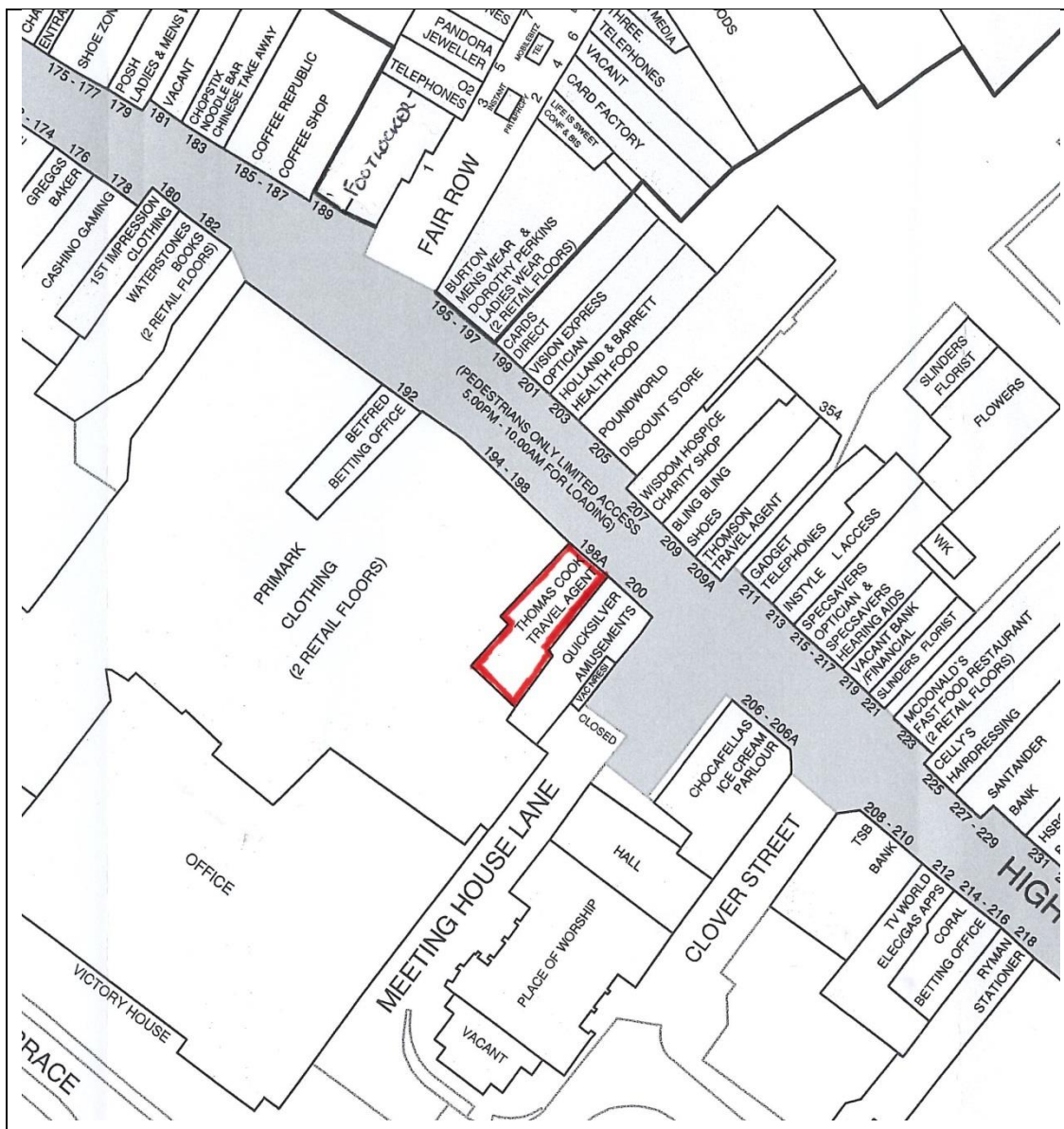
VAT

The exemption on this property has been waived, so VAT will be charged on the rent and any other relevant costs.

Legal Costs

Each side to pay their own legal costs.





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Viewing

Strictly by appointment only through **Sole Agent:**

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Protection from Unfair Trading Regulations 2008 (CPRs)
Business Protection from Misleading Marketing Regulations 2008 (BPRs).

Prospective tenants are informed that whilst these details have been checked and so are believed to be correct, free from incorrect information or misleading omissions and issued in good faith, we would be pleased to re-check any information if requested. This is particularly so if you are travelling some distance to view.

These particulars are subject to contract. They do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars, intending purchasers must verify all statements by inspection or otherwise.