



Commercial Units For Sale/Let with Parking  
Adjacent Newly Let **TESCO** *express*



## LOCATION

Situated in the Medway area of Kent, Gillingham is approximately ten miles from Maidstone and four miles from Rochester. The town boasts excellent road connections to both the M2 and A2.

The subject properties occupy a prominent neighbourhood position on Napier Road, a short walk from Gillingham Station. The town is served by Thameslink and Southeastern services, offering direct connections to London Victoria, St Pancras International and nearby towns Ramsgate and Dover. Mid Kent College, located nearby, accommodates approximately 8,500 students enrolled.

The two commercial units occupy a position adjacent and behind the newly let **Tesco Express**. The adjoining car park provides a total of 19 parking spaces with seven being available for the commercial units.

## ACCOMMODATION

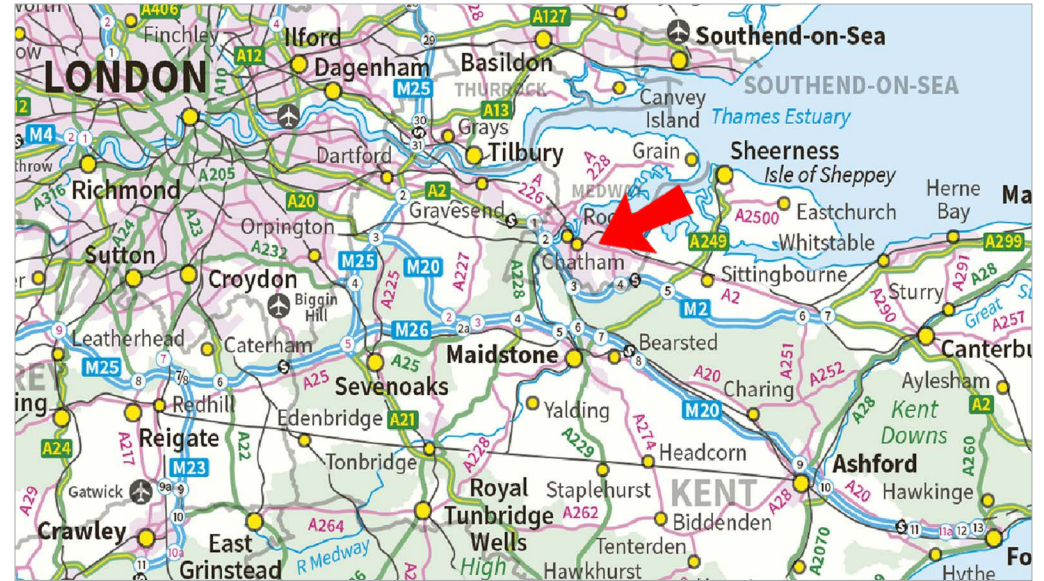
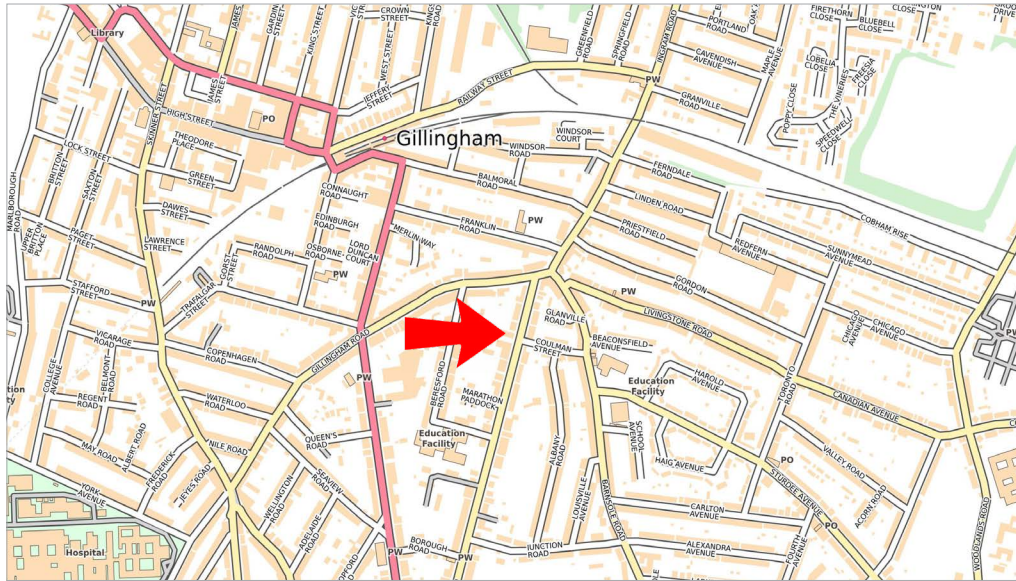
The properties comprise the following gross internal floor areas and dimensions:-

### **Building A**

Internal width (max)	5.5 m	18 ft
Depth	33.2 m	108 ft 10 ins
Ground Floor	259.1 sq m	2,789 sq ft
First Floor	219.1 sq m	2,359 sq ft
<b>Total</b>	<b>478.2 sq m</b>	<b>5,148 sq ft</b>

### **Building B**

Internal Width (max)	20.8 m	68 ft 2 ins
Depth	8.7 m	28 ft 8 ins
<b>Ground Floor</b>	<b>181.8 sq m</b>	<b>1,957 sq ft</b>



## TERMS

The properties are available by way of new 10 year full repairing and insuring leases, **rent available upon application**, subject to five yearly upward only rent reviews.

Both commercial units separately available for purchase, **price available upon application**.

## ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available on request.

## RATING ASSESSMENT

Rates to be reassessed.

## ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

# PLAN

