



**850 SQ FT (79 M²)
SELF CONTAINED
FIRST & SECOND FLOOR ACCOMODATION
TO LET**



**7 MIDDLE ROW/46 COURT STREET
FAVERSHAM
KENT
ME13 7AL**

**SUITABLE FOR A VARIETY OF PURPOSES INCLUDING
OFFICES, EDUCATION, MEDICAL & BEAUTY TREATMENTS
ETC**

01732 897997

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LOCATION: The property is prominently located overlooking Court Street in the heart of the Town Centre .

DESCRIPTION: A self contained office within a Grade 2 listed building arranged over first and second floors with an impressive ground floor entrance accessed from Middle Row. There are two individual offices on the first floor each providing ample space for two or more work stations together with a kitchen and WC. On the second floor there is a further office/meeting room and two storage rooms. Features including high ceilings to the main offices, original beams and timber sash windows give the premises a great deal of character. The space benefits from having gas central heating.



Middle Row Entrance

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ACCOMMODATION:

First Floor

Office	253 sq.ft.	23.5 m ²
Office	176 sq.ft.	16.3 m ²
Kitchen	45 sq.ft.	4.2 m ²
WC		

Second Floor

Office/meeting room	152 sq.ft.	14.1 m ²
Store	105 sq.ft.	9.8 m ²
Store	119 sq.ft.	11.1 m ²

RATES:

The premises are yet to be assessed for rating purposes. In view of the probable level of assessment and depending upon individual circumstances, it is unlikely that a tenant will have to pay business rates. Interested parties should, however, make enquiries with Swale Borough Council in this respect.

USE:

It is felt the premises would be suitable for a number of different occupiers including offices, education, recruitment, medical/quasi medical and beauty practitioners.

EPC:

The property is exempt from requiring an Energy Performance Certificate

TERMS:

The property is available to rent on lease terms to be agreed at a rent of £6,500 per annum. In addition the tenant will make a contribution towards the landlord's cost of maintaining the exterior of the building, fixed of £500 per annum.

VAT:

VAT is applicable.

For further information and viewing contact Tim Bishop

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