

ROCHESTER

178A HIGH STREET ME1 1EX



Shop To Let

LOCATION

Rochester is a historic town located in Kent, with a population of approximately 62,000 people (Census 2021). The town lies around 30 miles south-east of Central London and benefits from strong transport connections, including direct rail services to London and easy access to the A2/M2 motorway network, providing links across Kent.

Retailing in Rochester is focused along the High Street, popular with both residents and tourists, supported by the town's heritage assets such as Rochester Cathedral and Castle. The High Street provides a diverse mix of national and independent occupiers, alongside a range of cafés and restaurants. Nearby occupiers include **Holland & Barrett**, **Sue Ryder**, **Café Lounge**, **Pizza Express**, **Wards**, **Martin & Co**, **Costa** and **Wetherspoons**.

ACCOMMODATION

The unit is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

Depth	13 m	42 ft
Frontage	4 m	13 ft
WCs		
Sales Area	65 sq m	702 sq ft

TERMS

The property is available by way of a new full repairing and insuring lease at a commencing rent of **£20,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band E. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value £21,750

Prospective occupiers should make their own enquiries to verify this information.

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

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