



Shop – To Let
Adjoining Card Factory and Peacocks

LOCATION

Sheerness is located 10 miles north of Sittingbourne on the Isle of Sheppey in the Thames Estuary. The town is served by the A249, which links with the A2, M2 and M20 Motorways, and in addition, the town benefits from regular rail services to London and the Kent coast.

The subject property occupies a prominent position on the High Street with considerable passing pedestrian traffic. The unit benefits from on-street parking directly opposite and is located a short walking distance from Sheerness-on-Sea Rail Station. Nearby occupiers include a mix of national retailers and local independents including, **Card Factory, Boots, Iceland, Peacocks, Superdrug, Subway** and **Holland & Barrett**.

ACCOMMODATION

The property is arranged over ground and first floors, with the following approximate dimensions and net internal floor areas:-

Gross Frontage	11.05 m	36 ft 3 ins
Internal Width (max)	11.02 m	36 ft 2 ins
Shop Depth	25.04 m	82 ft 2 ins
Built Depth	35.81 m	117 ft 6 ins
Ground Floor Sales	272.11 sq m	2,929 sq ft
Ground Floor Storage	83.15 sq m	895 sq ft
First Floor Storage	270.53 sq m	2,912 sq ft
Total Floor Area	625.79 sq m	6,736 sq ft

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band D. A copy of the EPC is available upon request.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£32,500 per annum**, subject to five yearly upward only rent reviews.

RATES

Current Rateable Value	£42,250
Rate in the £ (2025/26)	49.9p

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

LEGAL COSTS

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

CONTACT

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

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Subject to Vacant Possession, Contract and Exclusive Of Vat



