

302 Canterbury Street

Gillingham, Kent, ME7 5JP



SUBSTANTIAL PRICE REDUCTION



Industrial / Warehouse / Development Opportunity FOR SALE

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Key Features

- Former Factory Building
- Potential For Redevelopment STP
- Suitable For a Variety of Uses
- Located Just Off A2

Description

Trade Counter / Industrial Unit with First Floor Offices and Storage --
Development Potential -- FOR SALE

The property is a two storey former warehouse / workshop / trade counter unit located on the edge of Gillingham town centre, almost adjacent to the Medway Maritime Hospital. There is potential to redevelop subject to obtaining the necessary consents with indicative plans demonstrating that 21 one and two bed flats could be achieved in a straight conversion.

Redevelopment Opportunity

There is potential to convert the existing property to residential accommodation, subject to obtaining the necessary planning approvals.

An indicative plan has been prepared which demonstrates that it would be possible to achieve 21 x 1-bed flats with amenity spaces over three floors.

Further information is available upon request.



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Accommodation

The property is an end of terrace substantial industrial / trade counter building over two floors with brick and rendered elevations fronting onto Canterbury Street. There is pedestrian and commercial access to the front leading into the main trade counter area at the front with the shutter door being 3.3m wide and clear height of 2.7m. Internally, there are a series of open plan warehouse/storage areas, some with full height, and to the rear there is a workshop area with 3.1m height. On the first floor there are further offices, workshop and storage space. There is further accommodation which appears to have historically been used for residential occupation over the ground and first floors.

The property has been measured on a Gross Internal Area basis as follows:

Area	Sq Ft	Sq M
GF Warehouse / Trade Counter	3,577	332.3
GF Workshop & Stores	3,535	328.4
GF Former Flat	465	43.2
FF Offices	1,283	119.19
FF Workshop & Stores	3,036	282.07
FF Former Flat	1,424	132.29
Total	13,320	1,237.43

There is a small parking area for 2/3 cars accessed off Kimberley Road.

EPC

Rating (C) 74

Rateable Value

RV £40,250 @ 49.9p in the £

Rates payable £20,084.75 for the year 2025/26

Terms

Unconditional offers invited in excess of £750,000

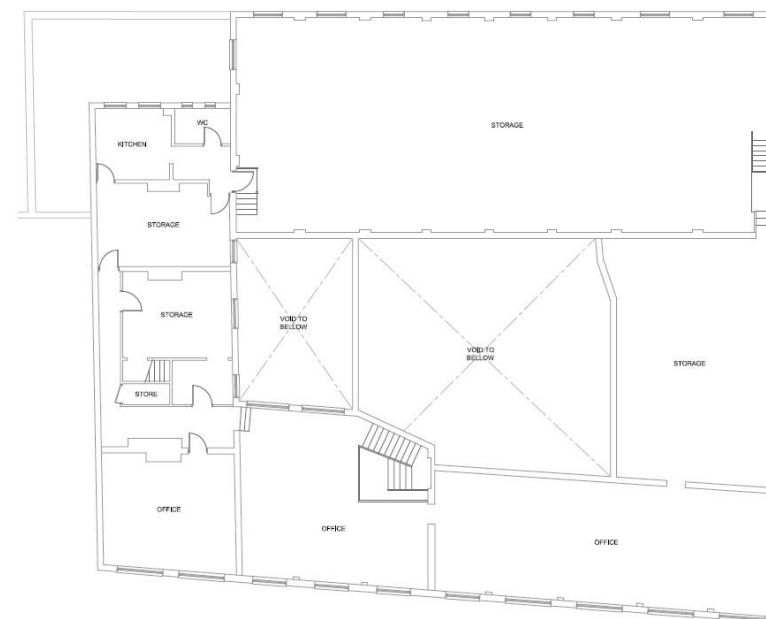
To purchase the Freehold with Vacant Possession

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear its own legal and professional costs



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Location

Canterbury Street is a notable thoroughfare in Gillingham, a town situated within the Medway unitary authority in Kent alongside Rochester, Chatham, Rainham, and Strood. Canterbury Street extends in a generally north-south direction, connecting the central areas of Gillingham on the A2 to the Town Centre. Canterbury Street is primarily residential, featuring a mix of terraced houses and flats with the property being opposite Byron Primary School and within 0.3 miles of Medway Maritime Hospital. In terms of amenities, Canterbury Street hosts various local shops and services.

The property is within 1 mile of Gillingham Town Centre which as a variety of national and independent retailers. Gillingham itself is well situated for connectivity being 7.5 miles of J1 of the M2 / A2 junction leading to the M25 and wider motorway network. Gillingham Station has direct services to London St Pancras in 44 minutes.

What3Words Location:- <https://w3w.co/blend.tilt.switch>

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.

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