

## PRIME HIGH STREET RETAIL OPPORTUNITY TO LET - **TO LET**



## 16 High Street, Gillingham, Kent, ME7 1BB

521 sq ft (48.4 sq m)

- ▶ Open-plan retail / customer area
- ▶ Ancillary accommodation to the rear
- ▶ WC facilities



## Location

The property occupies a prominent position on Gillingham High Street, the town's principal retail and commercial thoroughfare. The High Street benefits from strong pedestrian footfall and a mix of national multiples, independent retailers, cafés and service providers.

Gillingham Railway Station is within walking distance, providing regular mainline services to London and the wider Medway towns. The property also benefits from nearby public car parks and good public transport links, making it easily accessible for customers and staff alike.

## Description

The premises comprise a ground floor retail / service unit with a prominent glazed frontage onto Gillingham High Street. Formerly occupied by a Hairdressers, the unit is arranged to provide predominantly open-plan accommodation to the front, with ancillary areas to the rear.

The property would be suitable for a variety of retail, professional or service uses (subject to any necessary consents) and benefits from its central high street position and strong visibility.

## Accommodation

The property comprises the following with approximate dimensions (areas are ) -

<b>Ground floor</b>	<b>521 sq ft</b>	<b>48.4 sq m</b>
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## Tenure

The property is available to let on full repairing and insuring terms at an initial rent of £11,000 per annum exclusive of all other outgoings.

## Planning

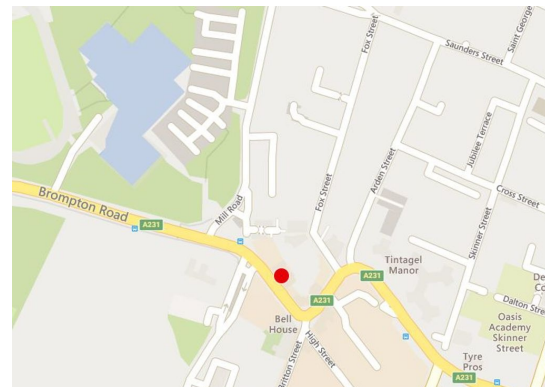
The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

## Rates

Interested parties are advised to make their own enquiries with the local authority to confirm the current rateable value and rates payable.

## Legal Costs

Each party is to be responsible for their own legal costs.



## Viewing

By appointment, please contact:  
Mr James Squire  
jsquire@caxtons.com

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