



### NEWLY REFURBISHED PRIME SHOP UNIT TO LET

#### LOCATION

Gillingham is situated in the Medway region of Kent, located approximately 10 miles from Maidstone and approximately 4 miles from Rochester. The town benefits from excellent road links to the M2 and A2 and journey times to the Capital by train is under an hour.

The property is located on the busy and pedestrianised High Street where neighbouring occupiers include **Costa Coffee, Iceland, Wilko** and **Specsavers** to name but a few. A street traders plan is attached.

#### ACCOMMODATION

The premises is arranged over ground and first floors with the following approximate areas and dimensions:-

Gross Frontage	7.03 m	23 ft 1 ins
Internal Width	6.60 m	21 ft 8 ins
Ground Floor	117.24 sq m	1,262 sq ft
Mezzanine	78.78 sq m	848 sq ft
Rear Store	16.90 sq m	182 sq ft
First Floor Store	6.22 sq m	67 sq ft

#### TERMS

The unit is available on an effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of **£35,000 per annum exclusive**, subject to 5 yearly upward only rent reviews.

#### RATING ASSESSMENT

To be reassessed.

#### ENERGY PERFORMANCE CERTIFICATE

The property is rated within band D.

#### LEGAL COSTS

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

#### CONTACT

For further information or an appointment to inspect please contact sole agents:-

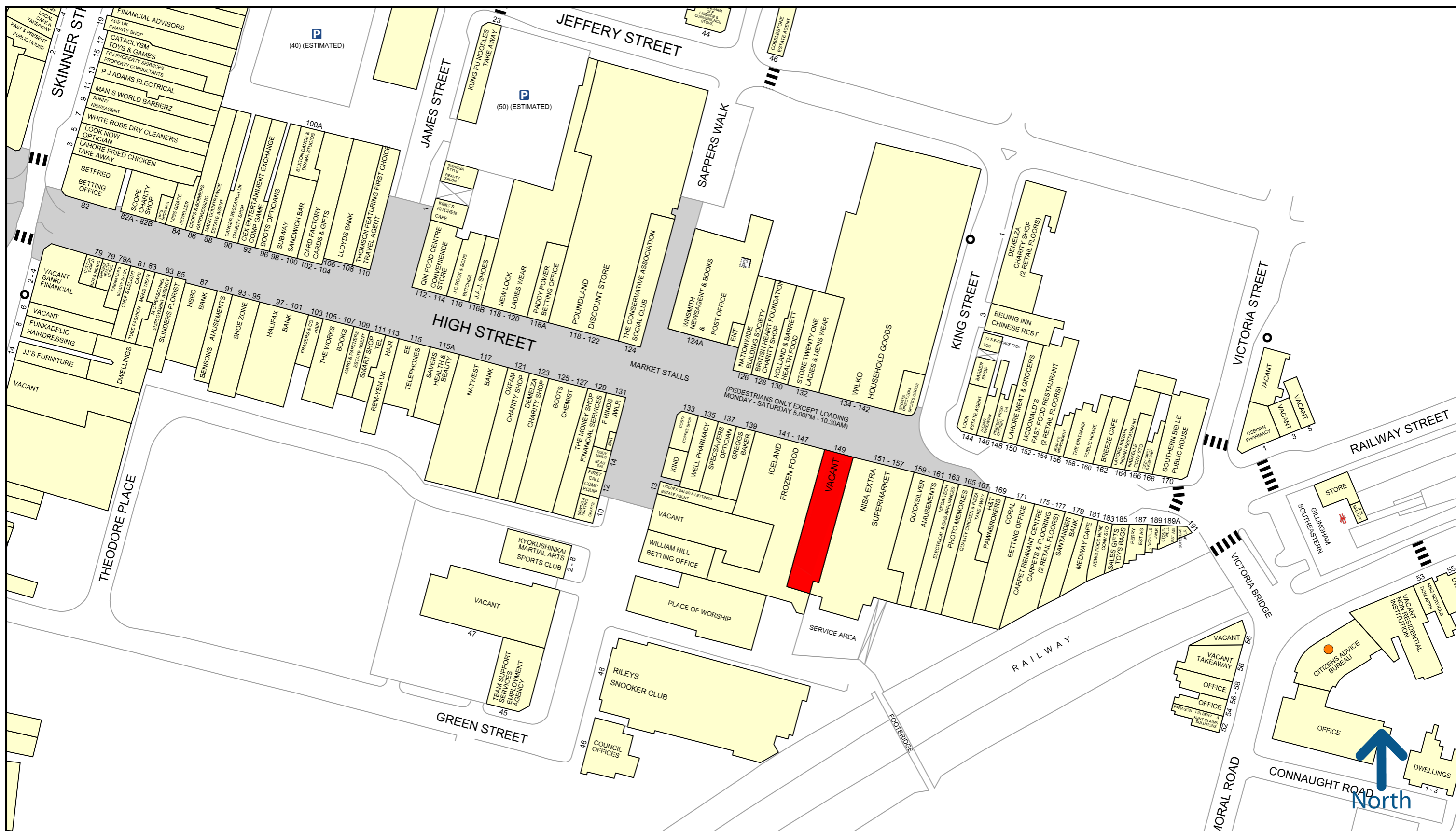
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Subject to Contract & Exclusive of VAT



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