

76 High Street, Sheerness, Kent, ME12 1NL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- £24,000 Per Annum
- Prime Retail Pitch
- 'E' Planning Use Class
- Currently Occupied By Holland & Barrett

Retail unit In Prime Location
To Let
1,956 Sq Ft (181.71 Sq M)

76 High Street, Sheerness, Kent, ME12 1NL

Location

The property is situated on a prime high street pitch in the town centre of Sheerness which offers a wide range of local and national occupiers including Boots, Greggs, Poundstretcher & Subway.

Sheerness is located to the north-east of Kent on the Isle of Sheppey, just 9 miles from Sittingbourne and has excellent road communications with the A249 linking to the M2 and M20 motorways respectively. Sheerness has a train station offering regular rail services linking to Sittingbourne Station, which provides direct lines into Central London, with journey times to London St Pancras in less than 1 hour.

Description

To Let - Double fronted ground floor retail premises with first floor office space in prime high street location, currently occupied by Holland & Barrett.

Accommodation

The property comprises a ground floor retail unit with rear ancillary storage and first floor office, kitchenette & WC facilities:

Area	Sq M	Sq Ft
Retail Area	115.01	1,238
Ancillary Storage	24.43	263
First Floor	42.27	455
Total NIA	181.71	1,956

Terms

A new Full Repairing and Insuring lease is being offered, on terms to be agreed

Rent

£24,000 Per Annum Exclusive

Business Rates

RV £23,500 @ 49.9p in the £

Rates payable £11,726.50 for the year 2023/24

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Rating (D) 94

Legal Costs

Each side to bear its own legal and professional costs

Viewings

Strictly by prior appointment through the surveyors:



Thomas Langston

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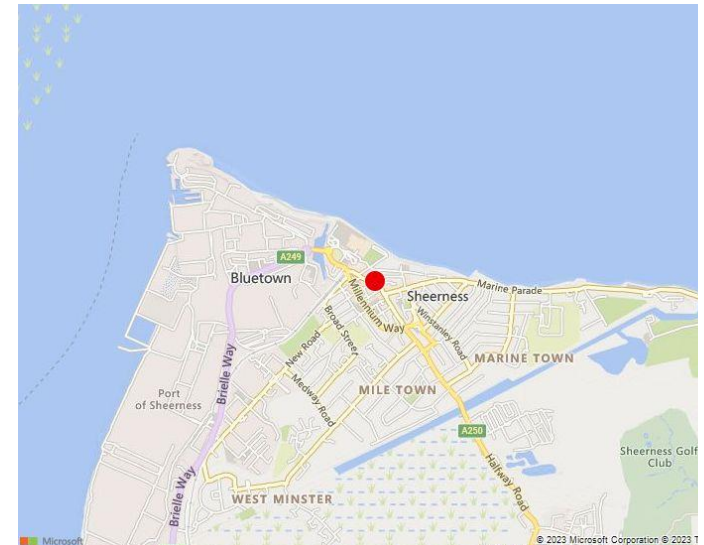
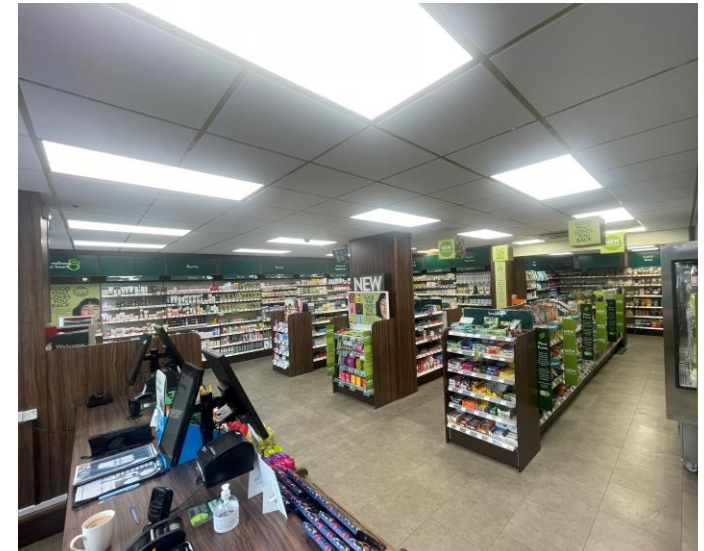
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. 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.