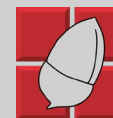




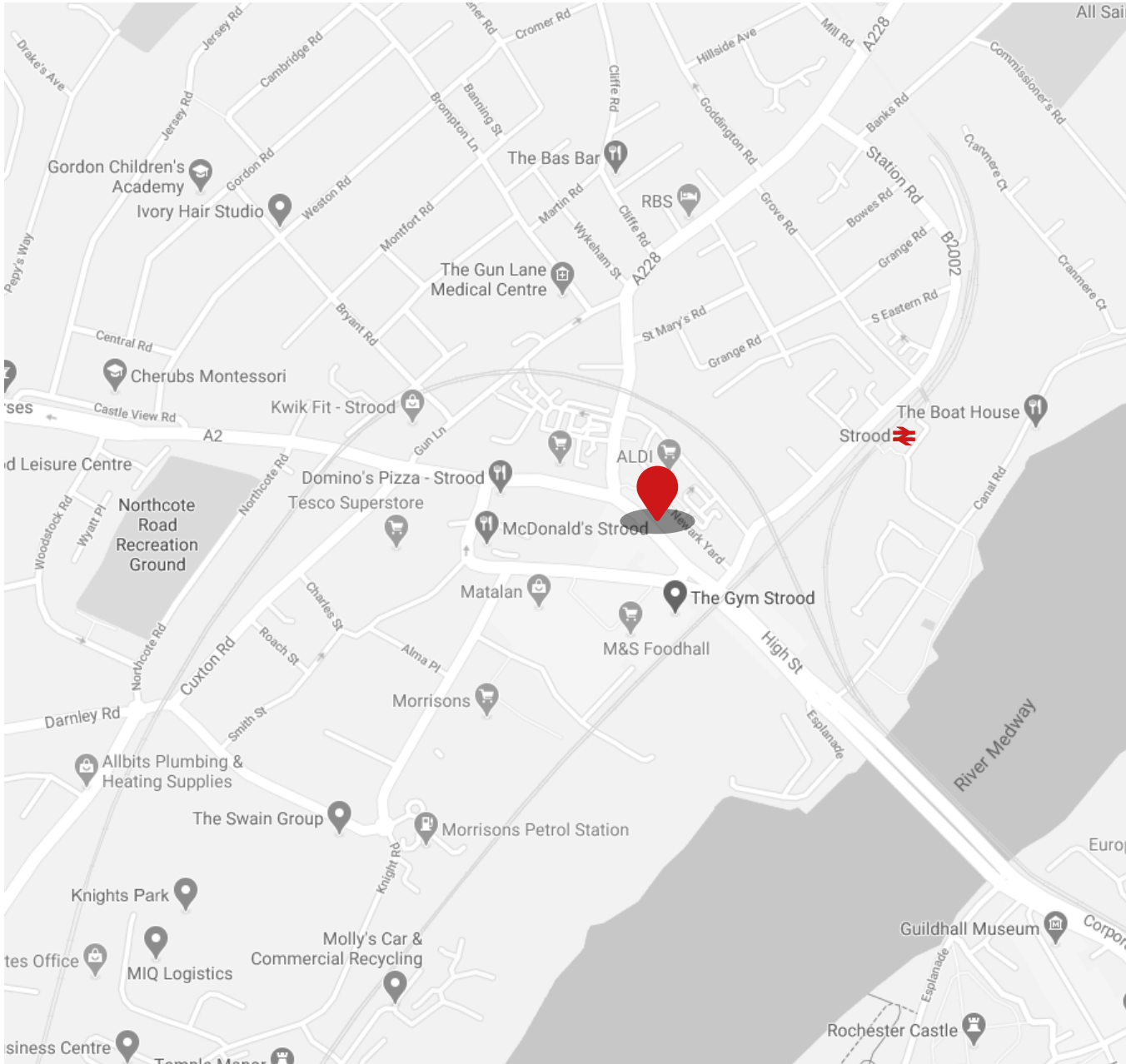
84A High Street, Strood, Kent ME2 4AR

Commercial unit to let in Strood Town Centre



acorn

Commercial, Investment & Development



- Commercial unit to let in Strood Town Centre
- Prime High Street location
- Measuring approx. 1,600 sqft over ground & first floors
- New 'E' Use Class meaning suitable for variety of commercial occupiers
- Permission granted for restaurant use with extraction canopy to the rear
- Guide rent - £30,000pa

Description

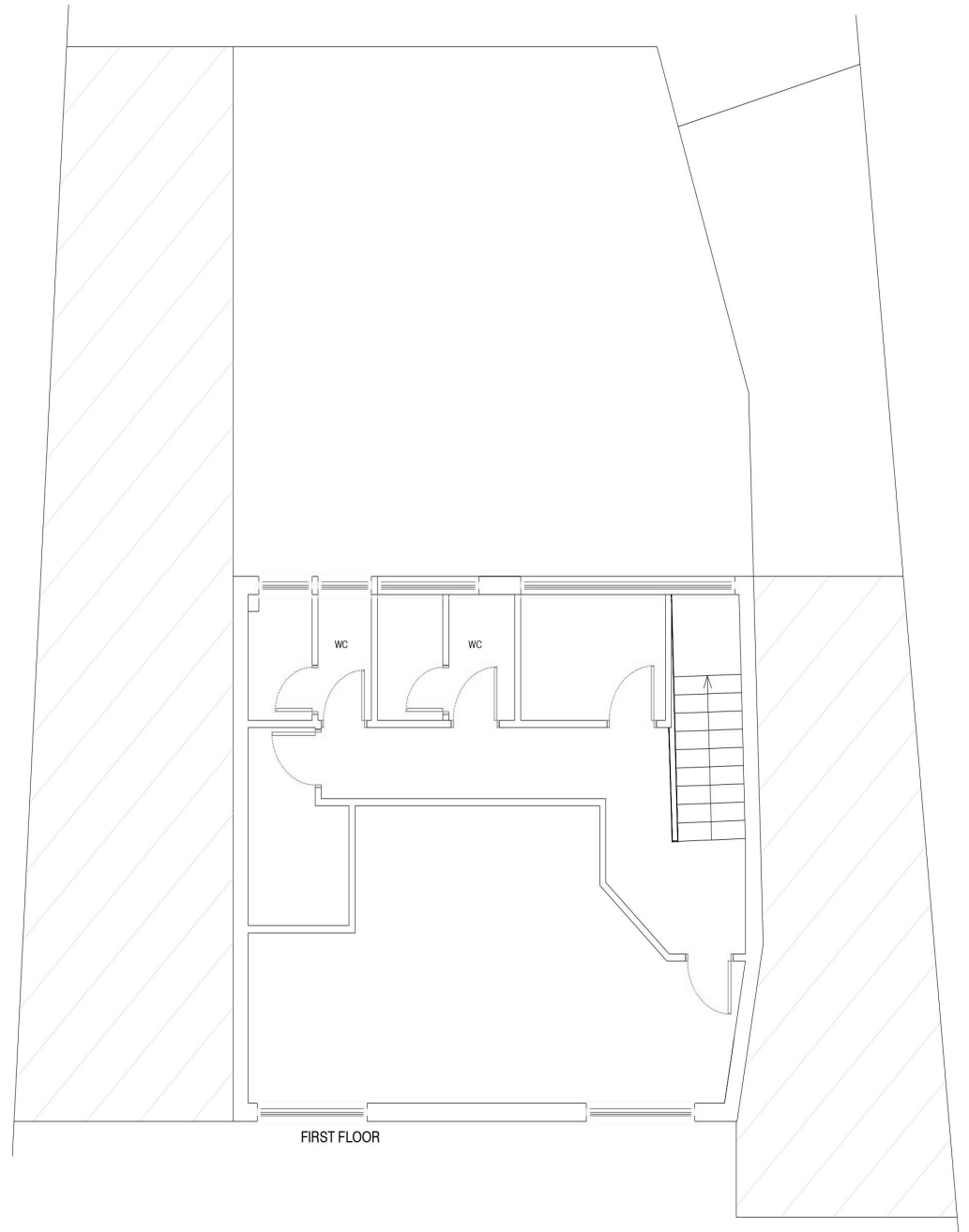
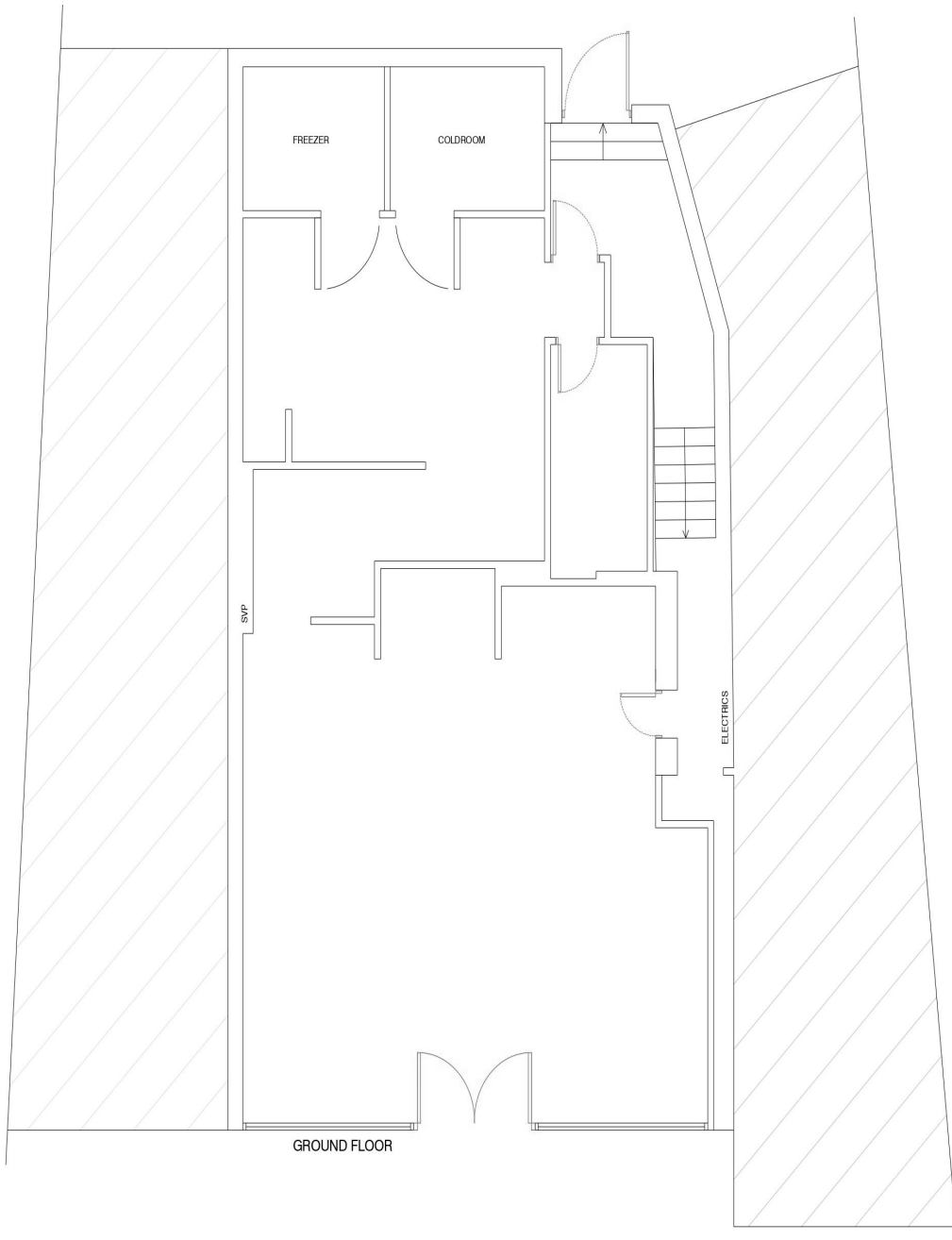
An opportunity to let a prominent commercial unit in Strood town centre, directly fronting the High Street. The property is arranged over ground and first floors and was previously occupied by a national bakery chain. The ground floor benefits from open retail space to the front of the property with office and storage areas to the rear, including walk-in fridge and freezer. The first floor consists of a large office / training space, as well as a staff room, associated toilet facilities and cloakroom. The property benefits from the new E use class and as such a variety of occupiers will be considered by the landlords. Planning permission has also been granted for use of the property as a restaurant with an extraction canopy to the rear. The subject commercial unit is available immediately on flexible terms.

Location

The subject property is located on the High Street in central Strood. Neighbouring businesses include a variety of local and national operators and businesses, offices and takeaway restaurants. There are direct road links to the M2/M25/M20. Strood Station is a short walk away with high speed and National Rail services providing great transport links towards London, deeper Kent and the coast.

Business Rates

According to the summary valuation effective from 1st April 2022, the rateable value of the property is £27,750. Rates payable for 2022/23 are therefore £14,208. Interested parties however are advised to visit the [Valuation Office Agency](https://www.gov.uk/valuation-office-agency) website to calculate occupier specific rates.





Terms

Guide rent of £30,000 per annum for a new Fully Repairing and Insuring (FRI) lease.

VAT

We understand that VAT is not applicable in this transaction.

Services

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

EPC


The property sits within band C. A copy of the Energy Performance Certificate is available upon request.

Further Information

Copies of floor plans and internal photographs are available upon request.

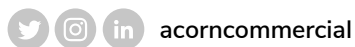
Viewings

All internal viewings are strictly by appointment with Acorn's Commercial & Development Division on 020 8315 5454.



Contact

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acorncommercial



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