



£25,000 pa

High Street, Sittingbourne ME10 4PB

Bedrooms : 1

Bathrooms : 0

Reception Rooms : 0

**Prominent High Street
position in town centre**

First floor premises

Large open-plan hall

ancillary rooms and toilets

Total internal area: 2

642 sq ft (245.48 m²)

Spectra Property & Services Limited
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SPECTRA
PROPERTY SERVICES

The premises comprise a self-contained **first-floor venue** formerly operated as a nightclub, located above prominent retail frontage on **Sittingbourne High Street**.

Accommodation includes a substantial **main hall (1,925 sq ft)** together with **ancillary storage rooms, toilets, and stairway access**, providing a total floor area of **2,642 sq ft**.

The property benefits from strong visibility and footfall within the town centre, with excellent transport links nearby – Sittingbourne mainline railway station is within walking distance, providing direct services to London and the coast. Road connections are excellent via the **A2 and M2 motorway**.

The unit offers flexibility for a variety of commercial uses including **food & beverage, leisure, entertainment, fitness, or alternative town centre commercial use**, subject to necessary consents.

Accommodation

- **Main Hall:** 178.83 m² (1,925 sq ft)
- **Other / Storage:** 30.95 m² (333 sq ft)
- **Toilets:** 17.78 m² (191 sq ft)
- **Stairway:** 14.53 m² (156 sq ft)
- **Total:** 245.48 m² (2,642 sq ft)

Business Rates

- **Rateable Value:** £18,750 (effective 1 April 2023).
Interested parties should make their own enquiries with **Swale Borough Council** for confirmation of rates payable.

Energy Performance Certificate (EPC)

- EPC Rating: **E (108)**
- Certificate valid until 25 May 2031.

Lease Terms

- Available on a **new Full Repairing and Insuring (FRI) lease**.
- Rent : £25,000 per annum VAT paid by 12 equal monthly instalments
- Tenant responsible for insurance premium and admin under the FRI lease.
- New Full repairing and insuring lease available, term negotiable.

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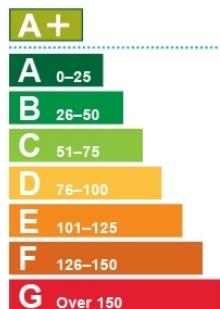
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Energy Performance Asset Rating

More energy efficient



108 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM