



Railway Street, Chatham ME4 4JT

£25,000 Per Annum

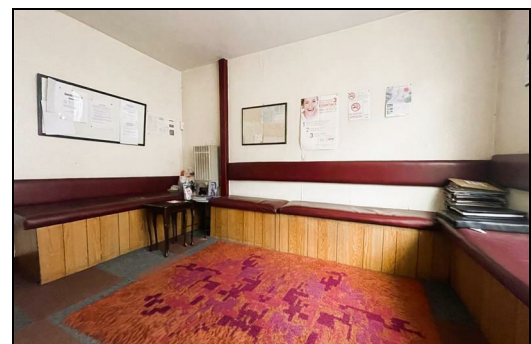
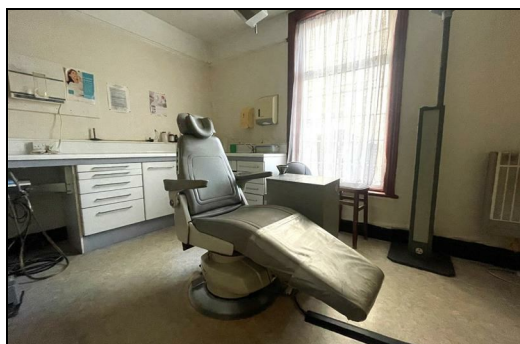
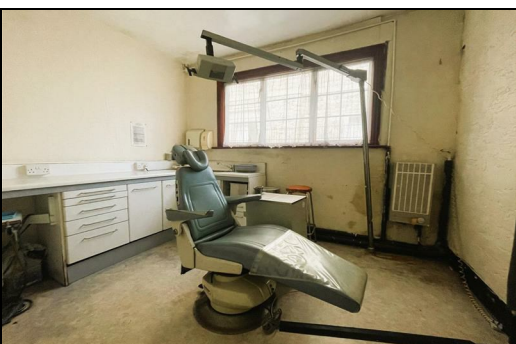
A unique commercial premises available to let on Railway Street, Chatham (ME4 4JT), just moments from Chatham High Street and Chatham Train Station, offering excellent footfall and strong visibility. The property was previously used as a long-established dental surgery and still contains the original dental equipment and room layout, providing an ideal opportunity for someone looking to open a new practice with minimal initial setup costs. Alternatively, the premises benefits from planning permission for a range of commercial uses, including a cafe/takeaway, supermarket, mini-market or general retail.

The accommodation offers multiple treatment rooms, a reception area, a basement for additional storage, and a garden to the rear which is suitable for bin storage, staff use or further potential subject to permissions.

The annual rent is £25,000 with a six-month deposit required. A new 5-year FRI lease is offered, with terms negotiable.

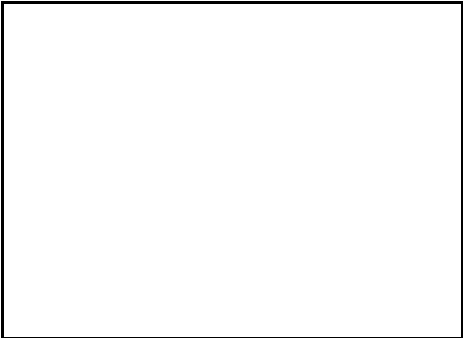
This is a rare opportunity to secure a highly visible unit in one of Chatham's busiest locations, perfect for dental, retail or hospitality businesses looking to benefit from strong passing trade.

For further information or to arrange a viewing, please contact us.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



ESTATE AGENCY : REDEFINED