

Michael Parkes

COMMERCIAL

London & South East
Commercial Property Specialists

01634 294994

Restaurant/retail unit

Total area (approx): 1,678 sqft (155 sqm)

354-356 High Street, Rochester ME1 1DJ



FOR SALE OR TO LET

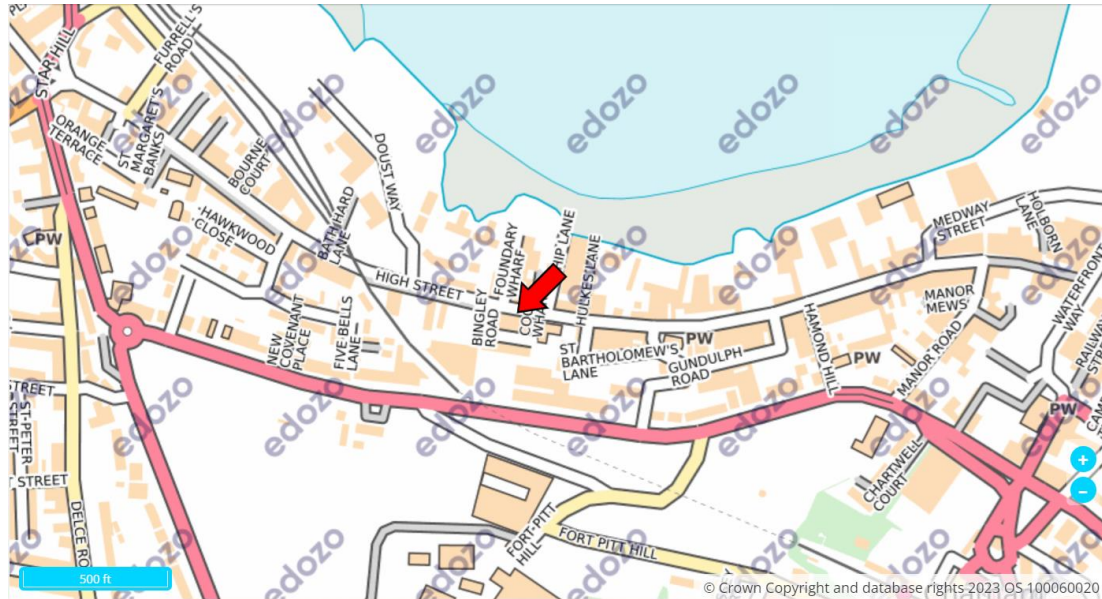


www.michaelparkes.co.uk

Michael Parkes
CHARTERED SURVEYORS

LOCATION

The property is located on High Street Rochester in between High St Chatham and the main Historic High Street Rochester. The property is opposite Rochester Riverside, a large residential redevelopment area. It is close to the A2 which leads to the M2 giving access into London and across the South East.



LOCATION PLAN

DESCRIPTION

The property is a ground floor shop with a basement, under planning class E. The shop benefits from air conditioning throughout.

The front part of the shop is an open plan seating area with a bar, with an additional seating area, kitchen, cool store room and male and female W/C's to the rear of the property. The shop was previously used as a restaurant/takeaway. Some kitchen fittings will be required to refit the property and this will be the responsibility of the incoming tenant or purchaser.



TENURE

For sale or a new full repairing and insuring lease under the 1954 Act for a minimum term of 10 years, to be agreed

RENT

£30,000 per annum

LONG LEASEHOLD INTEREST

The long leasehold interest (to be created) of 999 years at a peppercorn rent is available at £335,000.

INSURANCE

The building will be insured as a whole by the landlord and the tenants will contribute towards the total cost.

SERVICES

Occupier to be responsible for all service costs, such as electricity, water, mains drainage and telecoms.

BUSINESS RATES

Description: Business Unit and Premises.

Rateable Value: To be reassessed.

Applicants are recommended to speak with Medway Council (01634 332222) to establish the Business Rates Payable and whether they are eligible for any rate relief (such as the Small Business Multiplier).

VAT

Not payable.

LEGAL COSTS

Both parties to pay their own legal costs.

VIEWING

Strictly by appointment through sole agents Michael Parkes Surveyors.

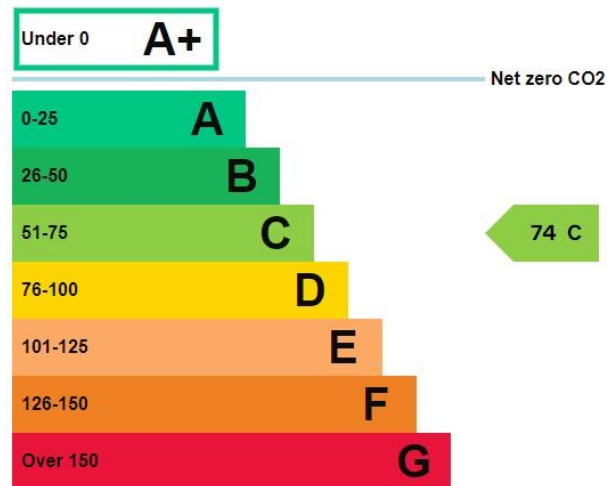
Tel: 01634 294994

Contact: Denise Ford

Email: info@michaelparkes.co.uk
www.michaelparkes.co.uk

EPC

This property's energy rating is C.



354-356 High Street ROCHESTER ME1 1DJ	Energy rating C
Valid until 14 November 2033	Certificate number 4748-4998-4660-1613-7499

Prepared April 2024

MICHAEL PARKES CHARTERED SURVEYORS for themselves and for vendors or lessors of this property whose agents they are give notice that:

- the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them;
- no person in the employment of Michael Parkes Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- all prices and rents are quoted exclusive of Value Added Tax. Any prospective tenants/purchasers should satisfy themselves by enquiry as to whether VAT is chargeable on particular properties.
- Parties intending to enter into leases should seek early advice from property professionals or lawyers.