
Long or short term opportunity

- ✔ 130,000 sq ft former Department Store
- ✔ Available to redevelopment or let
- ✔ Subdivision of units ranging from 5,000 - 130,000 sq ft
- ✔ Currently Class E use
- ✔ Leisure, community, cultural & education potential
- ✔ Residential development potential on upper parts
- ✔ Extensive prime frontage to Chatham High Street
- ✔ First floor frontage onto James Street car park



220/246 High Street, Chatham ME4 4AN

Units available to let in Chatham

**130,425 Sq Ft
(12,116 Sq M)**



DESCRIPTION

The property consists of a former department store built in the 1970's arranged over ground to fourth floor levels with substantial floorplates and excellent floor to ceiling heights.

The property has a glazed frontage onto Chatham High Street and has the benefit of Class E use however our client would consider other uses subject to the necessary statutory consents.

The accommodation is divisible both vertically and horizontally with the ground floor lending itself to being split with minimum unit sizes of 5,000 sq ft.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	30,042	2,791
First	31,124	2,891
Second	31,372	2,914
Third	25,688	2,386
Fourth	7,811	726
Loading bay	4,388	408
Total	130,425	12,116

SUBJECT TO CONTRACT

EPC

EPC: B (50)

LOCATION

Chatham forms part of the Medway Unitary Authority with an estimated population of 270,000 people.

The town has excellent connectivity to London via the A2 and rail links into various London terminals including Victoria, London Bridge, and St Pancras with a fastest journey time of 40 minutes.

James Street 210 space public car park is immediately to the rear.

LOCAL OCCUPIERS

Nearby retailers include Primark, TK Maxx, Costa, Burger King, Specsavers, Santander, HSBC and a variety of independent traders.

TERMS

Flexible terms including new leases, long leasehold sales and meanwhile uses.

RENT

Terms on application.

BUSINESS RATES

To be reassessed.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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