



Sealeys
Walker ■ Jarvis

(01474) 369368



29 Stanhope Road
Strood, Rochester, ME2 3EJ
£1,250 Per Calendar Month



- 2 Storey Shop To Let
- Half a Mile From Train Station
- Close To Strood Town Centre
- 'E' Class Business Use
- Measuring A Total Of 1,258 SqFt
- Established Residential Area
- Air-Conditioning
- Available Long Term

RENT

£1,250 PER CALENDAR MONTH (£15,000 PER ANNUM)

LOCATION DESCRIPTION

29 Stanhope Road is situated in an established residential area on the corner of Stanhope Road and Glanville Road, close to Strood town centre. Strood Train Station is 0.5 miles away with excellent links to London. The A2 is 0.2 miles away with links to the M2 and M25.

PROPERTY DESCRIPTION

A 2 storey deep plan shop with return frontage measuring a total of 1,258 SqFt. Multiple air-conditioning units situated throughout the property. Previously used as a vets, although this use is no longer allowed in this property.

GROUND FLOOR - 749 SqFt

Currently fit out with multiple rooms, ground floor WC.

FIRST FLOOR - 352 SqFt

Office space to the front and rear with a small kitchenette, bathroom.

BASEMENT - 157 SqFt

CURRENT CLASS OF BUSINESS USE

We believe the current class of business use is an 'E' Category Use. Interested parties are to seek clarification from the local authority.

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £10,000 per annum as at July 2024 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Medway Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or a proportion of this payable amount.

VAT

This property is not elected for VAT

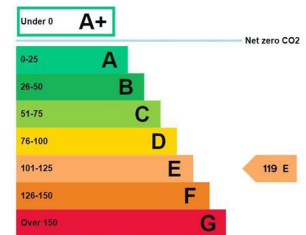
AGENT NOTE

Ingoing tenant to pay a referencing fee of £150

Floor Plan



Energy Efficiency Graph



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.