

# For Sale

## High Street / Rhode Street, Chatham, Kent, ME4 4AL



08449 02 03 04

### The Opportunity

The site is situated on Chatham High Street and represents an excellent mixed-use development opportunity of private flats, creative art studios, co-working space and offices.

The site benefits from outline planning consent (ref MC/21/3671) for up to 175 private flats with 1,990 sq ft of creative arts studios, 2,100 sq ft of co-working space/ office space, 1,800 sq ft of flexible co-working space and 152 car parking spaces

### Location

The property is located in Chatham, Kent which forms part of the Medway towns Unitary Authority which is one of the largest urban areas in the South East of England outside of London, with a population of circa 270,000 people. It is bound by High Street to the North, Rhode Street to the West and Whittaker Street to the South East, and commercial properties to the East. Chatham railway station is a 10-minute walk from the property. The property is within walking distance of several bus stops and Chatham Bus Station provides connectivity across Kent.

Chatham is located approximately 30 miles southeast of central London. The town is well connected to London by road with the A2 providing a direct link into Central London. There are also direct rail services to Chatham from London Victoria, London Bridge, London Blackfriars and London St Pancras International with the latter taking c.40 minutes.

The property is situated in Chatham town centre providing everyday services and amenity within walking distance. The high street consists of local retailers, convenience stores, with high street fashion brands and restaurants to the north towards the Pentagon Shopping Centre. Other local points of interest include the Great Lines Heritage Park, the Historic Dockyard, and the River Medway.

### Description

The subject site is accessed from the High Street and Rhode Street. It comprises the former Trafalgar Centre (formerly in retail use) and an operational multi-storey car park. The site is considered to be a key development opportunity to assist the regeneration of the town centre, which has experienced significant economic change.

The Trafalgar Centre fronts High Street and is a former indoor shopping market and the total floor area extends to c. 50,000 sq ft GIA.

The multi-storey car park is accessed via Rhode Street and is a brick-built structure arranged over three storeys comprising 261 parking spaces.

The vendor will demolish the Trafalgar Centre from the High Street up to the multi-storey car park.

The site area extends to approximately 0.59 hectares (1.457 acres).

### Tenure

The property is held freehold, with registered title number K603862.

All interested parties should make their own legal enquires.

### Planning

The site is located within the administrative boundary of Medway Council. The site's current use is a car park and retail use, it is not located within a Conservation Area and there are no statutorily or locally listed buildings on the site.

The site has planning approval (MC/21/3671) for a proposed mixed-use development comprising up to 175 residential apartments (1 and 2 bedrooms in 3 buildings), circa 1,990 sq ft of creative arts studios, circa 2,100sq ft of co-working space/offices (Class E), circa 1,800 sq ft of flexible co-working space (Class E) and 152 car parking spaces with associated access, landscaping, cycle storage, dedicated storage for residential units and refuse storage. The development incorporates the demolition of the former Trafalgar Centre (High Street) and partial demolition of the multi-storey car park (Rhode Street), Chatham.



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## Further Information

We have been provided with the following information which will be made available via the Avison Young website:

- Planning Decision Notice and Signed S106 Agreement
- Flood Risk Assessment
- Archaeological Desk-Based Assessment
- Desktop Ecological Appraisal
- Phase 1 Geo-Environmental Assessment
- Indicative Drawings
- Design and Access Statement
- Heritage Statement
- Title information

To access this and additional information please click on the link below:

<https://www.avisonyoung.co.uk/highstreetchatham>

## VAT

VAT if applicable will be charged at the standard rate.

## Viewing

Viewing days are strictly by appointment only through the joint agents.

Should you wish to arrange an appointment to view, please contact a member of the project team using the contact details provided.

## Tender Process

The site is being marketed for sale by way of an open informal tender process.

Offers are sought for the freehold interest, subject to contract.

Bids must be received by **12 noon Thursday 10<sup>th</sup> November 2022**

Bids should be emailed to:

**James.warner@avisonyoung.com**

**PAtherton@savills.com**

All bids should be submitted on the bid proforma available on request from Avison Young and Savills, please use the contact details provided to request one should you intend to bid for the site.

## For further information please contact:

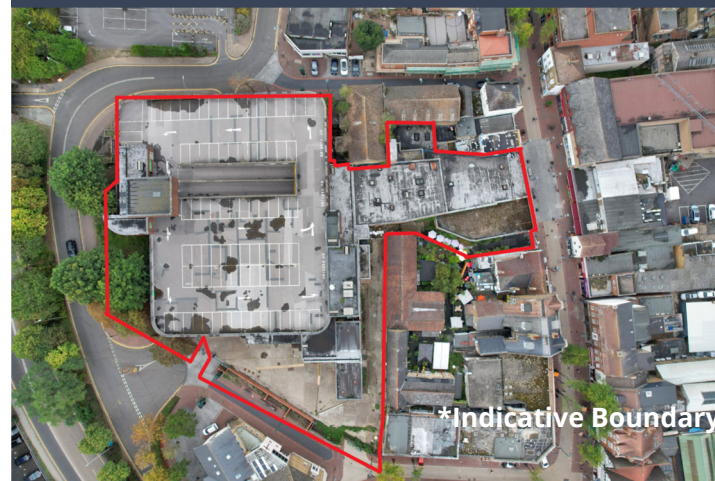
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