



Retail Property (High Street)

High Street, Sittingbourne, Kent, ME10 4PL

£25,000

EPC Rating:

High Street, Sittingbourne, Kent, ME10 4PL

£25,000

## Description

Large shop in prominent location on the High Street.

This larger than average ground floor shop is situated in a busy location in the town centre, close to the entrance of the Forum Shopping Centre with major retailers including Boots, Santander, HSBC, Wilkinsons and many others.

With a good sized frontage and currently laid out as a large retail area, there are offices, open plan storage space, cold stores and staff room all to the rear, giving this unit the flexibility to create a fantastic retail opportunity. It could suit many other uses, subject to planning. There is also access from the rear via the service road and this includes the benefit of a car port and garage for 3 vehicles allowing customers to collect from the rear or alternatively there is free street parking to the front for 20 minutes.

Total Approximately 2,305 sq.ft. (214.1sq. m approx)

Rent - £25,000 PAX on a new lease.

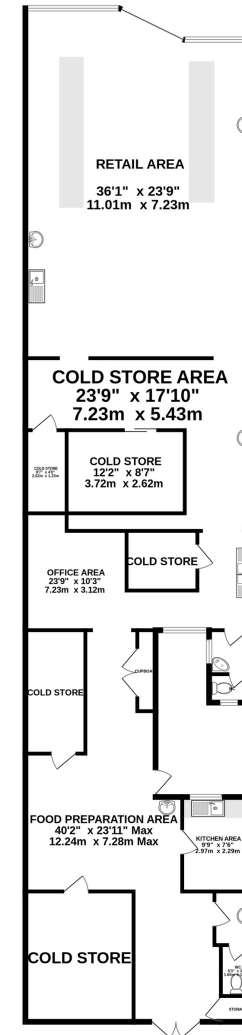
Legal Costs: Each party to be responsible for their own legal costs.

Business Rates: RV £28,500 (this is not the rates payable). Please contact Swale Council for further detail

## Key Features

- Primary Town Centre Location
- Larger Than Average Shop
- Rear Access
- Good Shop Frontage
- Other Uses (Subject to Planning)

GROUND FLOOR  
2305 sq.ft. (214.1 sq.m.) approx.



FOR ILLUSTRATION ONLY

TOTAL FLOOR AREA : 2305 sq.ft. (214.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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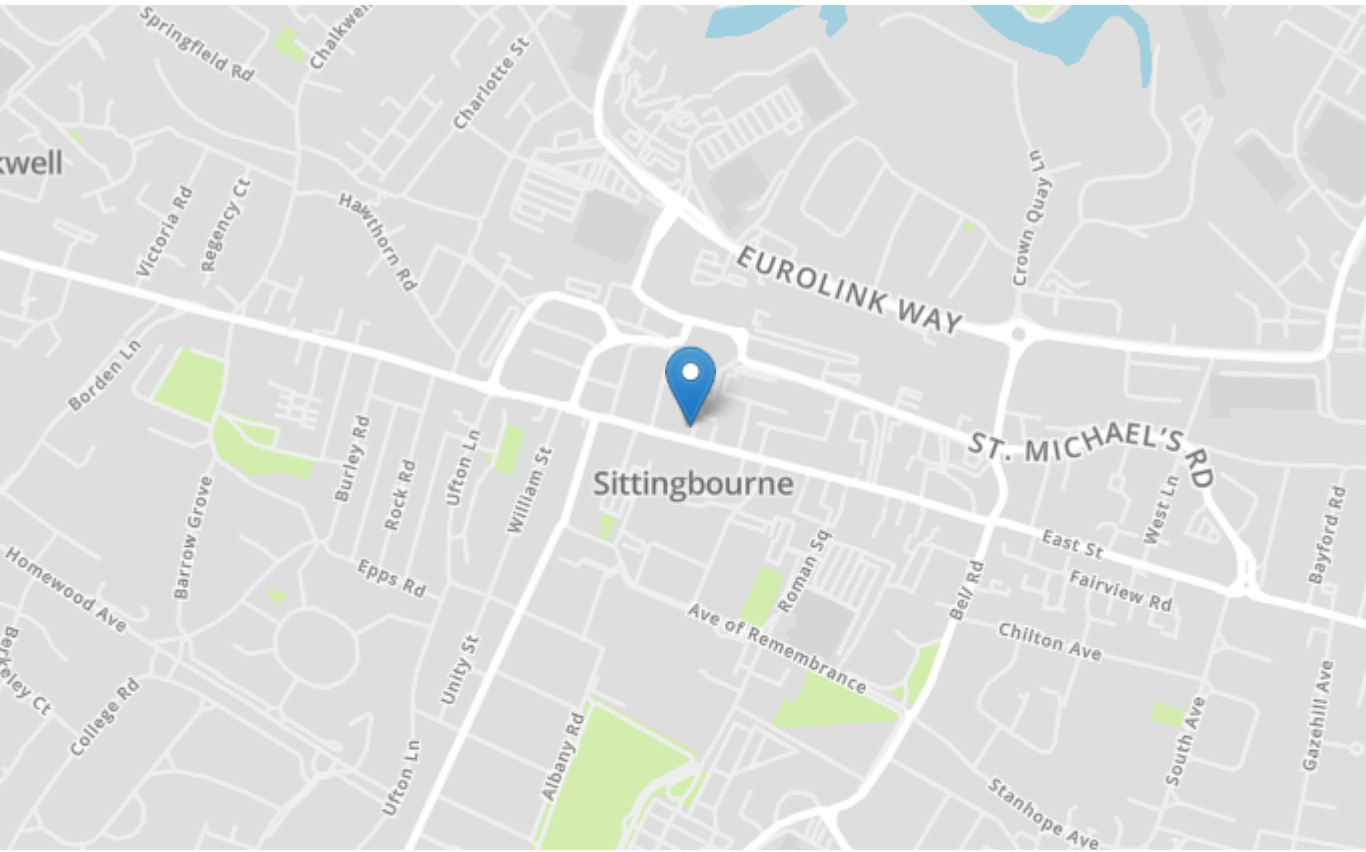






## Property Location

High Street, Sittingbourne, Kent, ME10 4PL



**Tenure**

Leasehold

**Lease Term**

**Ground Rent**

**Service Charge**

**Local Authority**

**Council Tax**

### Greyfox Walderslade

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#### Agent Notes

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