



Takeaway

Station Road, Gillingham, Kent, ME8 7PR

£26,000

EPC Rating:

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£26,000

Description

Rarely Available - Takeaway Unit to Let with Flat Above

This well positioned takeaway unit has for many years traded as a fish and chip shop. Now, due to the current tenant retiring, the shop and the flat above are coming to the market. This provides a fantastic opportunity for any fast food takeaway business to benefit from this busy location.

Situated in Station Road on the corner of the entrance to Rainham Recreation ground and the commuters car park with the Rainham railway station close by. The footfall of this location is enviable and we are sure there will be much interest in this corner premises. Opposite is the One Stop Shop Mini Market with a Chinese takeaway close by surrounded by residential properties.

The ground floor shop comprises of the retail area with the fryers, a ground floor office, kitchen, preparation room and storage as well as a small courtyard garden for access for deliveries. Upstairs comprises a one bedroom flat in good condition and would work well for the lessee or a manager to live.

We are offering this landmark building on a new lease including the flat at a rental of £26,000 per annum exclusive. No premium is being requested for any of the fixtures and fittings that will remain within the premises.

Rent: £26,000 per annum exclusive including the one bedroom flat. Rent quarterly in advance.

Lease: A new lease will be available by negotiation.

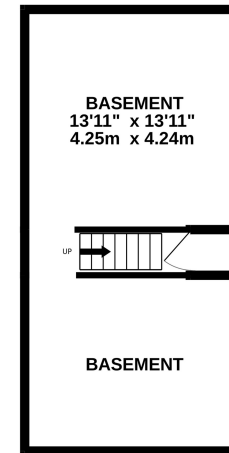
Rent Deposit: 3 months

Legal Costs: Both sides legal costs to be borne by the ingoing tenant

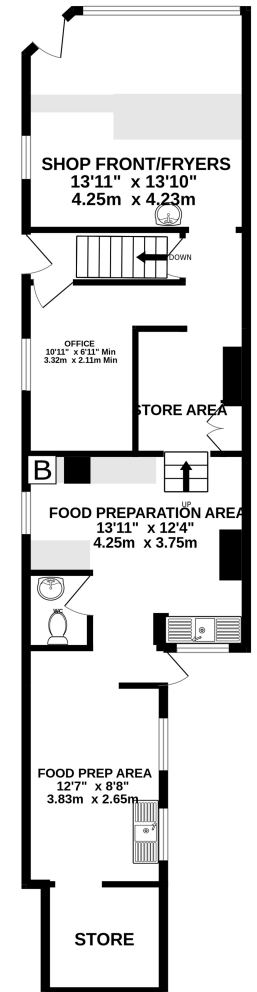
Key Features

- Excellent Location
- Takeaway Premises and Flat above
- Ready to trade from

BASEMENT
379 sq.ft. (35.2 sq.m.) approx.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



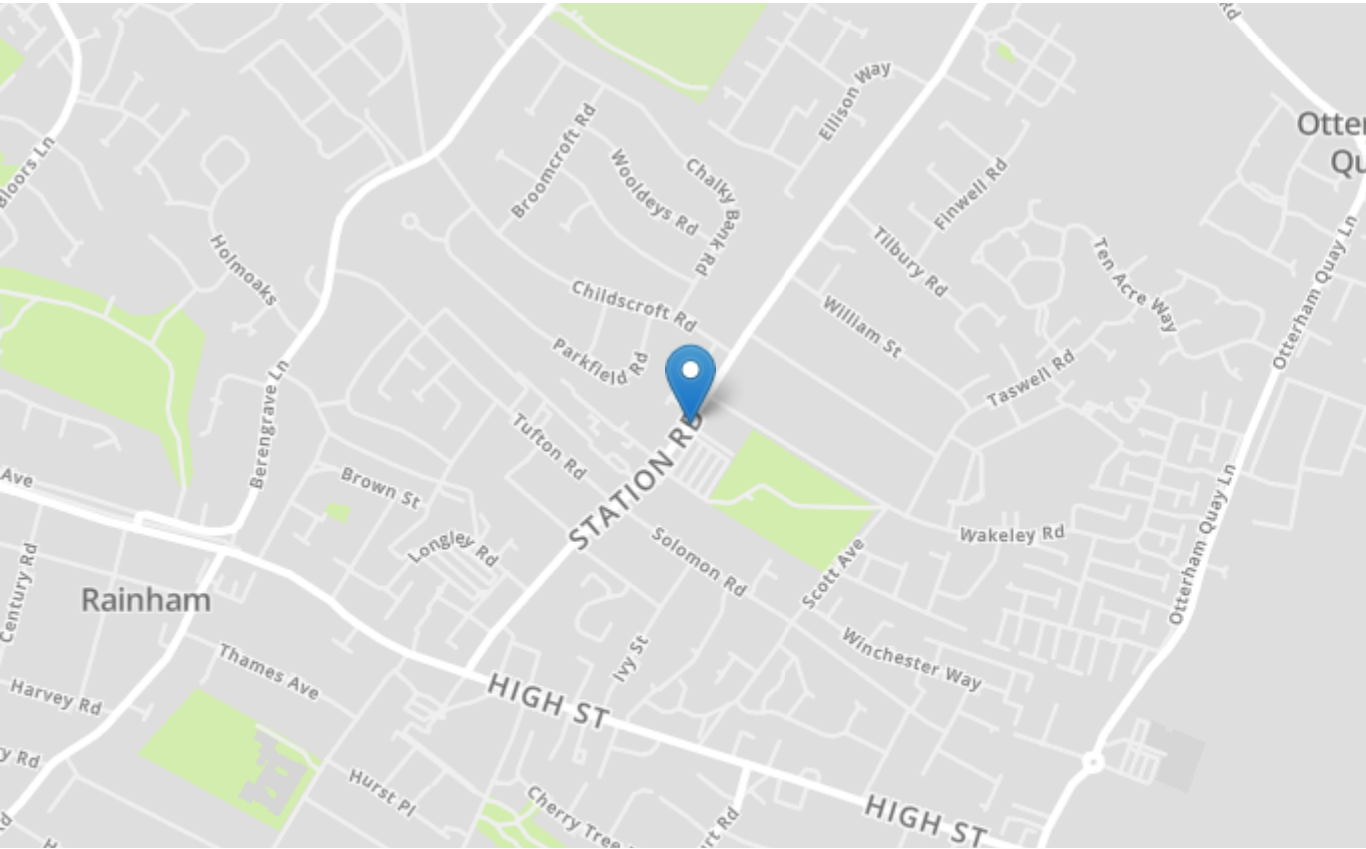
TOTAL FLOOR AREA : 1104 sq.ft. (102.6 sq.m.) approx.

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

Station Road, Gillingham, Kent, ME8 7PR



Tenure

Leasehold

Lease Term

Ground Rent

Service Charge

Local Authority

Council Tax

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Agent Notes

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