



Shop

Church Street, Chatham, Kent, ME4 4BS

£125,000 Freehold

EPC Rating:

Church Street, Chatham, Kent, ME4 4BS

£125,000

## Description

Freehold Vacant Shop with Flat Above (sold off) for Sale

This property is being sold freehold with the benefit of the vacant shop and garden and the flat on the first floor which has been sold off on a long lease from March 1991 and expires December 2180 at a peppercorn ground rent.

The shop has been trading for many years as a successful comic shop but the owners have now decided it's time to sell up to give them other opportunities. Situated off the High Street, in a pedestrianised street at the eastern end of the Town, neighbouring occupiers include a mix of independent restaurants, takeaways, barbers and beauty.

Laid out as the open plan retail space with a good sized rear room used for storage, staff area and WC. The garden, is currently overgrown, but could make a good courtyard area to use for outside space or storage expansion.

Various retail uses would suit this shop.

Ground floor retail 18.21 sq.m. (196 sq.ft.)

Ground Floor Rear ancillary Area 13.00 sq.m. (140 sq.ft.)

WC

Garden

Total Approximate Area – 432 sq.ft. (40.22 sq.m.)

Legal Costs: Each party to bear their own legal costs.

Rates: RV £5,100. This is not the rates payable, speak to Medway Council regarding Small Business Rate Relief

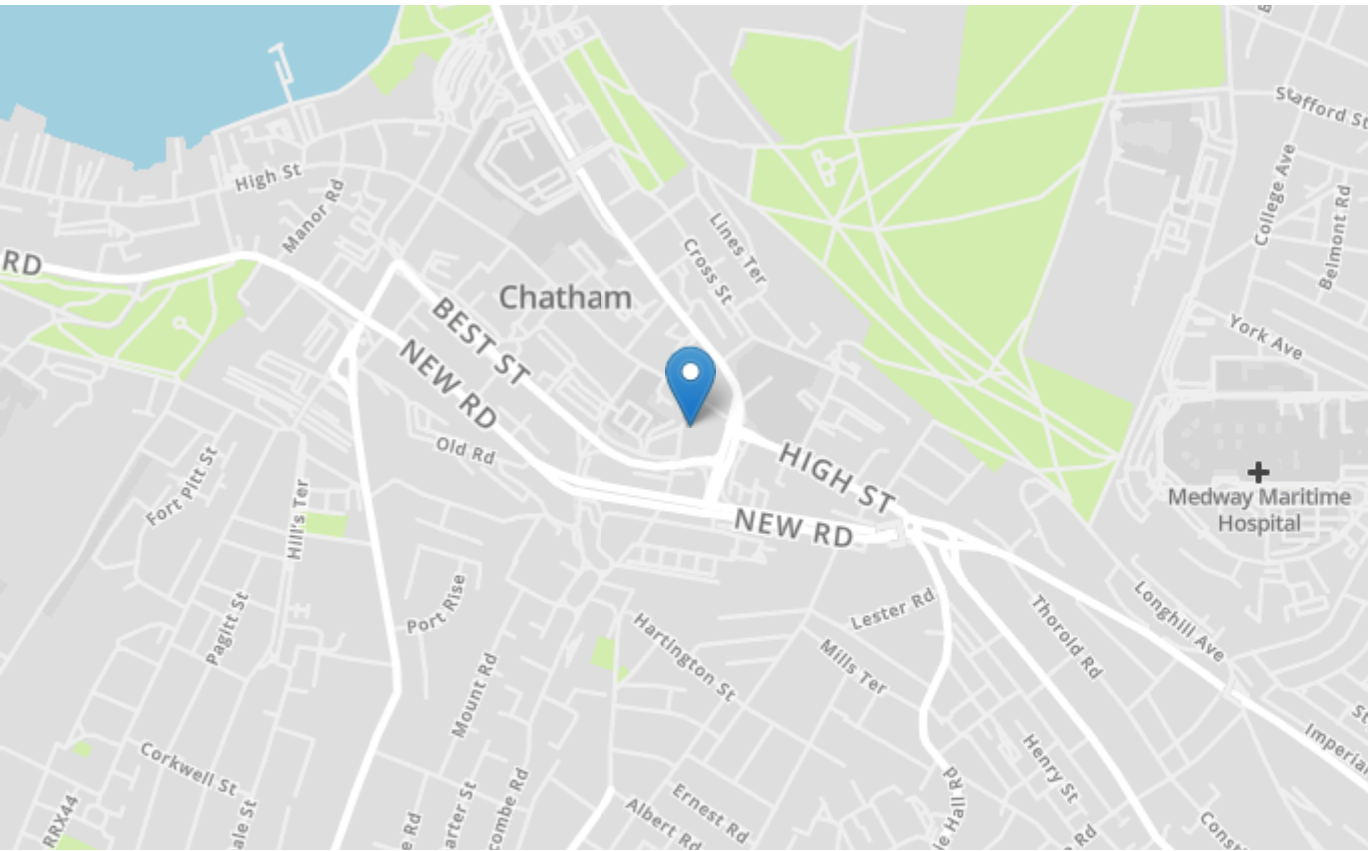
## Key Features

- Town Centre Location
- Small shop with garden
- Would suit various retail businesses



## Property Location

Church Street, Chatham, Kent, ME4 4BS



<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	
<b>Council Tax</b>	

### Greyfox Walderslade

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#### Agent Notes

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