



Commercial Property  
High Street, Chatham, Kent, ME4 4NR

£399,000 Freehold  
EPC Rating:

High Street, Chatham, Kent, ME4 4NR

£399,000

## Description

**\*\* REDUCED PRICE \*\***

We are offering this entire building for sale, with the benefit of the investment income from the ground floor café with basement and vacant residential upper floors, plus parking for one car and a stand alone garage.

The ground floor and basement is let for a term of three years from 01 March 2023 producing an income of £12,000 PAX. Further details and copy lease on request.

The first second and third floors are vacant and are made up of eight rooms plus kitchen, bathroom and WC making this an ideal property to be converted into self contained flats or HMO'S, subject to the necessary planning consents. Access to the residential accommodation is via the alleyway to the left of the property for both pedestrians and vehicles with rights granted to the freeholder.

Price £399,000 Freehold. Planning all purchasers to make there own enquires to check the relevant planning / use class.

Rates : Enquiries should be made directly to Medway council for the rates payable.

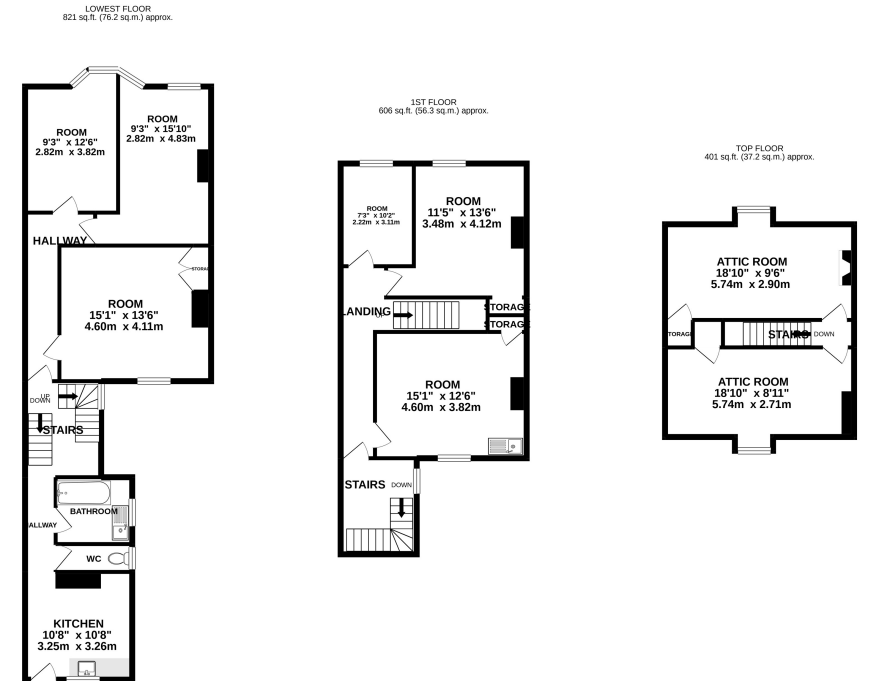
Legal costs: Each party to be responsible for there own legal costs.

## Key Features

- Town centre location
- Conversion / Development opportunity
- Parking
- Income producing

## Local Area

Situated at the eastern end of the High street, opposite the junction of Upbury Way, close to the pedestrianised part of the town. Majority of the properties along this part of the High street are a mix of small independent businesses and residential properties.



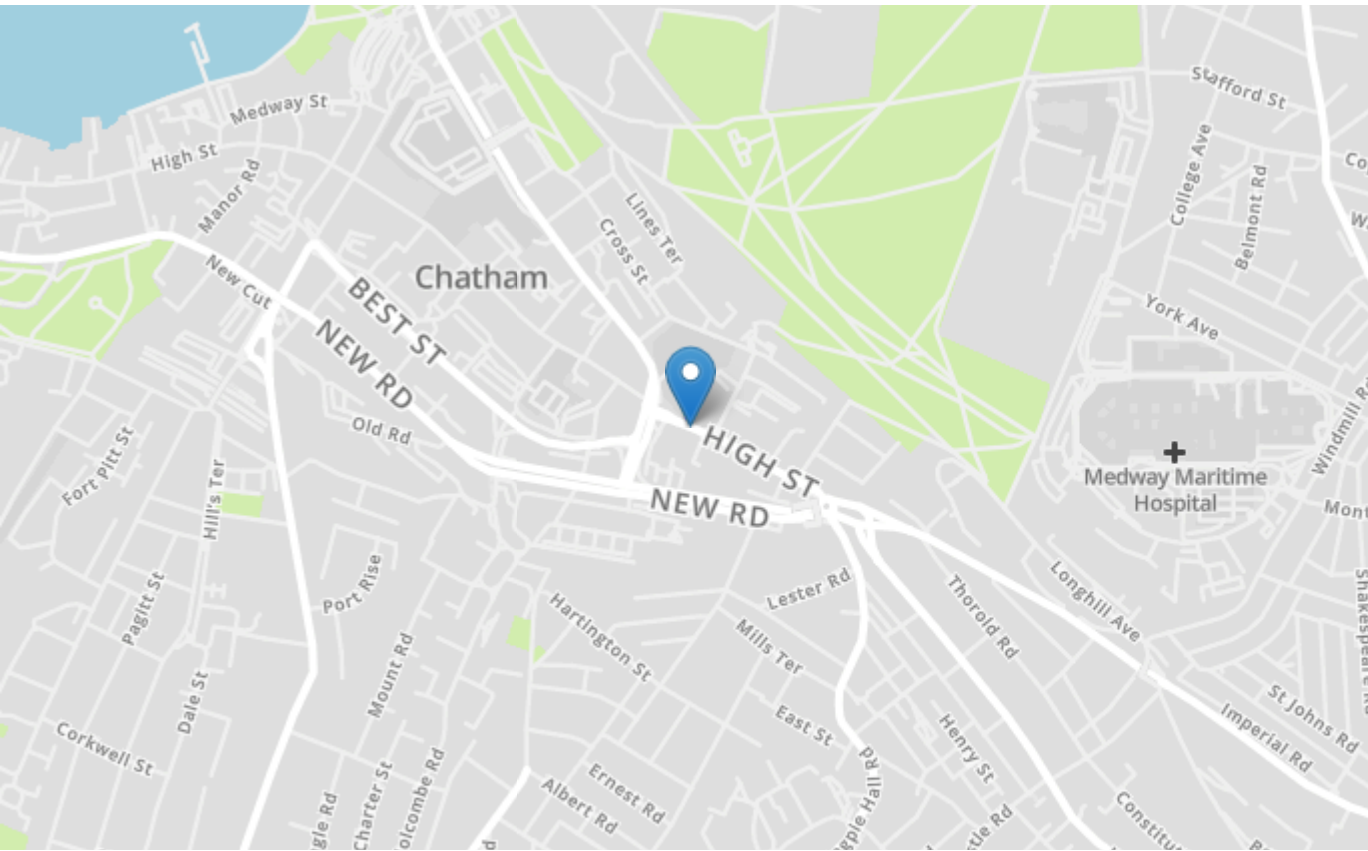
**TOTAL FLOOR AREA: 1827 sq.ft. (169.7 sq.m.) approx.**

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 reviewed and no guarantee as to their operability or efficiency can be given.  
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## Property Location

High Street, Chatham, Kent, ME4 4NR



<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

Unit 2, Thetford House  
Walderslade Village Centre  
Walderslade Road  
Chatham  
Kent  
ME5 9LR  
Tel: 01634 672227 Email:  
walderslade@greyfox.co.uk

### Greyfox Rainham

67C High Street  
Rainham  
Kent  
ME8 7HS  
Tel: 01634 377737 Email:  
rainham@greyfox.co.uk

#### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.