



Sheppey Aquatics & Pet Supplies

6 Rose Street  
Sheerness, ME12 1AJ  
£12,000 Per Annum

## 6 Rose Street, Sheerness, ME12 1AJ

George Webb Finn are delighted to offer this retail unit to the market. 6 Rose Street boasts approx. 1050 sq ft of space, perfect for your business needs. The large open plan layout provides flexibility for various business setups, while the high street location ensures a steady flow of potential customers with its large footfall.

Recently decorated, this property offers a fresh and inviting space for you to showcase your products or services. Whether you're looking to start a new venture or expand an existing one, this property provides an excellent opportunity to establish your presence in this bustling area.



### Location

This retail property is situated in a prime location only a few meters off the high street in the town centre of Sheerness. This high footfall area benefits from a wide range of other occupiers including Greggs, Boots, Subway, and Poundstretcher.

The property is located on Rose Street which has the benefit of having Rose Street Car Park on its doorstep providing ample parking for potential customers.

### Description

Large fronted ground floor retail premises with kitchenet and WC facilities in a prime high street location.

### Accommodation

**Retail Area** - 846'86" (78.67m)

**Ancillary Storage** - 94'8" (8.8m)

**Kitchenette** - 103'21" (9.58m)

**W.C.** - 15'89" (1.47m)

### Terms

**Rent** - £12,000 PA Plus VAT

**Deposit** - £3,000 VAT not applicable

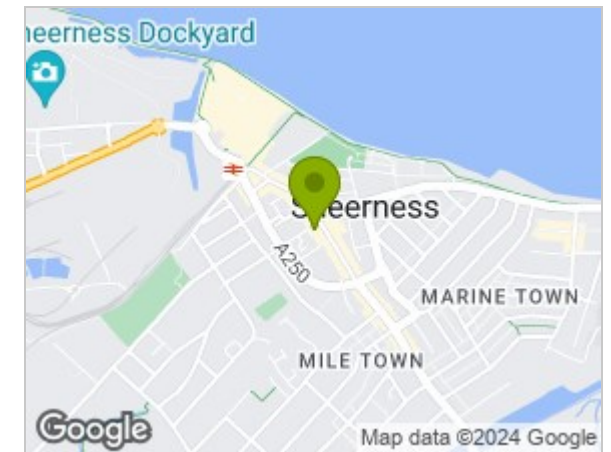
**Business Rates** - Available from Nick Prior of Swale Borough Council

**Agreement Fee** - £500 Plus VAT

**Viewings** - Strictly by appointment only.



## Area Map



gwf

Matterport

Residential, Commercial  
and Rural Property Specialists

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