



162 & 162A High Street

Rochester, ME1 1EX

GREENLEAF PROPERTY SERVICES are delighted to introduce this characterful Grade Two listed commercial property for sale, set over four floors, in a highly desirable ME1 Rochester High Street location. This beautiful period property is currently rented as a ground floor shop space and well maintained self contained three bedroom flat set over two floors.

The layout briefly consists of: Front door into the main shop area, access to cellar, corridor through to the second shop area, inner hallway through to good size store room and WC. The self contained flat is accessed to the side, set over two floors offering a spacious three bedrooms, fitted kitchen and bathroom W/C and lounge/dining room. Located within walking distance of the station and fast trains to London, Rochester castle and cathedral, and a wealth of cafes, restaurants and boutiques, this attractive and unique property is tenanted with an approximately £33,000 annual income, we recommend viewing at your earliest convenience to avoid disappointment.

Flat Council Tax Band C.

Offers In The Region Of £485,000

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- COMMERCIAL PREMISES FOR SALE
- SHOP FRONT AND SELF-CONTAINED THREE BEDROOM FLAT
- CURRENTLY TENNANTED WITH COMBINED INCOME OF APPROXIMATELY £33,000
- SPACIOUS SHOP SPACE
- CELLAR & STORE ROOM
- CLOSE TO RIVER, CASTLE, CATHEDRAL, STATION AND ALL A2/M2/M20 ROAD LINKS
- CHARACTERFUL GRADE TWO LISTED PERIOD BUILDING
- HISTORIC HIGH STREET LOCATION
- FLAT EPC GRADE C
- INVESTMENT OPPORTUNITY

Shop

Front Office

16'4" x 10'9" (4.98 x 3.30)

Back Office

20'1" x 9'10" (6.14 x 3.01)

Store Room

9'6" x 7'3" (2.90 x 2.21)

W/C

Cellar

28'2" x 11'0" (8.6 x 3.37)

Overall size separated into two areas.

Flat

Entrance

Stairs to first floor.

Lounge

16'8" x 10'9" (5.1 x 3.3)

Kitchen

10'9" x 10'2" (3.3 x 3.1)

Bedroom

19'0" x 8'6" (5.8 x 2.6)

Second Floor

Bedroom

16'8" x 10'9" (5.1 x 3.3)

Bedroom

19'0" x 8'6" (5.8 x 2.6)

Bathroom W/C

10'9" x 10'2" (3.3 x 3.1)

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Directions

Tel: 01634730672



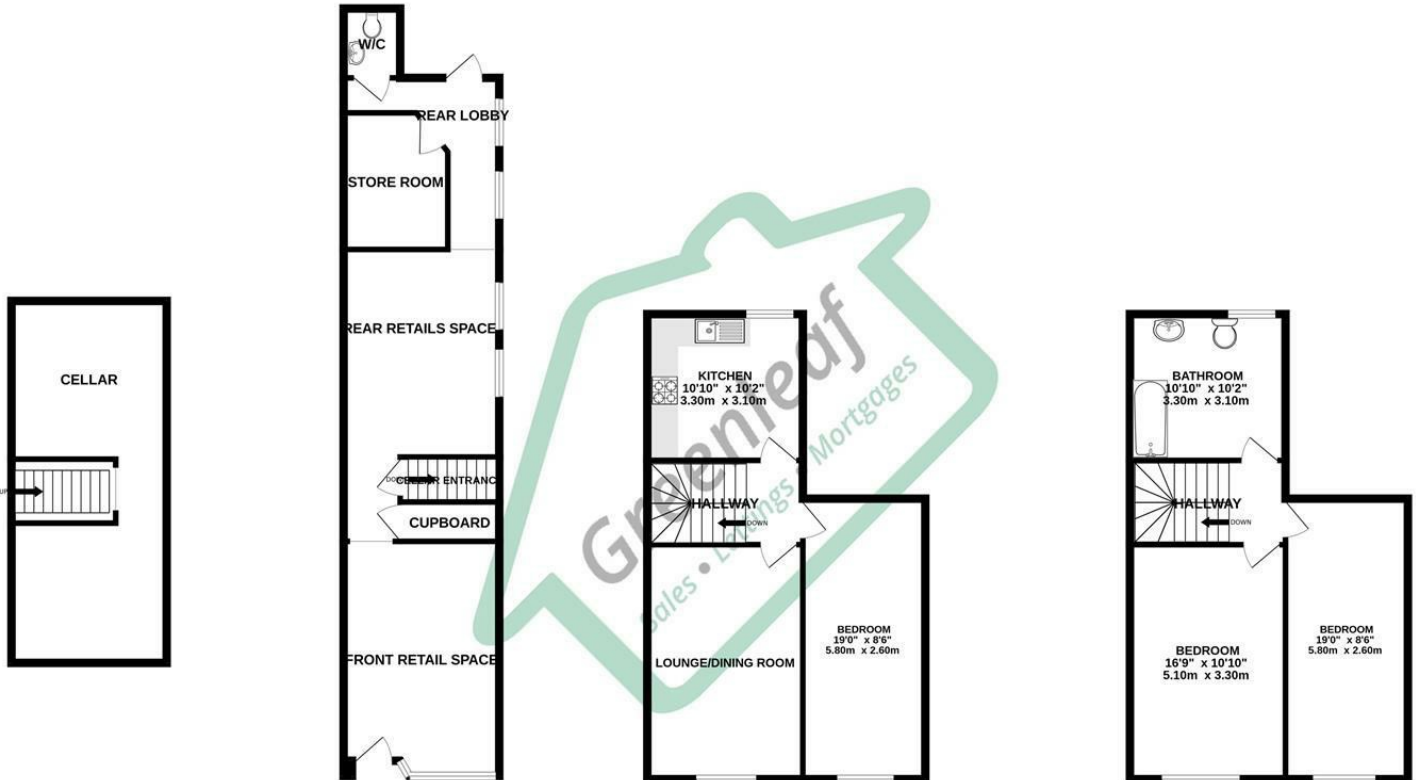


BASEMENT
272 sq ft. (25.3 sq.m.) approx.

GROUND FLOOR
542 sq ft. (50.3 sq.m.) approx.

1ST FLOOR
518 sq ft. (48.1 sq.m.) approx.

2ND FLOOR
518 sq ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.