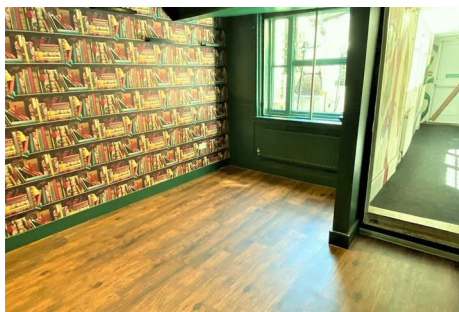
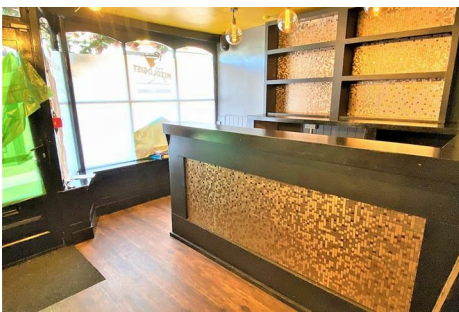




## Penfold House, 10 High Street Rochester, ME1 1PT

Greenleaf Property Services are delighted to introduce this characterful Grade Two listed commercial property TO LET under a five year lease, set over three floors, in the highly desirable Rochester High Street. This beautiful period property has been a restaurant, offices and a bar in recent years, it is well presented throughout, and with its position at the "river end" of the High Street, offers a wealth of possibilities for the discerning new owners. The layout briefly consists of: Front door into main bar area, access to cellar, corridor through to the lounge area, inner hallway through to the courtyard, kitchen and out to the WC and private garden to rear; The first floor landing gives access to two good size rooms and WC; The second floor landing gives access to two further good size rooms.

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 vacant and ready for immediate use, we therefore recommend viewing at your earliest convenience to avoid disappointment.

Deposit: £5000  
Rent to be paid quarterly in advance  
5 year Lease

**£20,000 Per Annum**

# Penfold House, 10 High Street

## Rochester, ME1 1PT



- COMMERCIAL PREMISES TO LET
- CHARACTERFUL GRADE TWO LISTED PERIOD BUILDING
- INNER COURTYARD AND PRIVATE GARDEN
- EPC GRADE C
- FORMER BAR AND RESTAURANT
- SET OVER THREE FLOORS WITH SIX MAIN ROOMS
- 5 YEAR FULL REPAIRING AND INSURING LEASE
- SOUGHT-AFTER ROCHESTER HIGH STREET LOCATION
- GOOD SIZE KITCHEN AND TWO WCs
- CLOSE TO RIVER, CASTLE, CATHEDRAL, STATION AND ALL A2/M2/M20 ROAD LINKS

### Front bar area

12'3" x 11'11" (3.75m x 3.65m)  
With wood flooring and panelled walls, feature lights, existing bar area with basin and shelving.

### Hallway

9'10" x 2'7" (3.0m x 0.8m)  
Open doorway into corridor with cellar access, stairs up to first floor, panelled walls and wood flooring continued, leading through to lounge area.

### Cellar

11'5" x 8'6" (3.5m x 2.6m)  
Storage and meters

### Rear Lounge Area

14'7" x 10'9" (4.45m x 3.3m)  
Currently with panelled walls and feature wall, wooden floor continued, feature fireplace, window to rear overlooking courtyard with secondary glazing, through to inner hallway to courtyard.

### Inner Hallway

19'6" x 3'1" (5.95m x 0.95m)  
With access to inner courtyard, windows to side of door out, through to kitchen and out to WC and garden, feature murals to wall.

### Outdoor Courtyard Area

11'5" x 7'8" (3.5m x 2.35m)  
Outside courtyard area with space for tables and chairs.

### Kitchen

11'1" x 16'2" (3.4m x 4.95m)  
Good size kitchen area with windows to front, side and rear, quality boiler located here, basin and worktops, vinyl flooring.

### Garden

Good size private rear garden mainly laid with paving and shingle, with fire escape access to rear, established plants and shrubs, plenty of space for tables and chairs. Access to WC.

### WC

5'2" x 2'7" (1.6m x 0.8m)  
With WC and basin, all white with vinyl flooring.

### First Floor Landing

5'10" x 2'11" (1.8m x 0.9m)  
With wooden floor and white walls, access to two rooms front and rear of property.

### First Floor Room One

14'9" x 12'5" (4.5m x 3.8m)  
With neutral carpet and decor, beam, feature windows to front, built-in cupboard and downlighters.

### First Floor Room Two

12'1" x 11'11" (3.7m x 3.65m)  
With beamed wall and feature wall, panelled ceiling, built-in cupboard with CCTV, downlighters.

### Lobby and First Floor WC

3'8" x 4'7" (1.13m x 1.4m)  
With automatic light, neutral carpet and white walls, feature window to rear, WC, basin and shelf.

### Second Floor Landing

6'2" x 5'2" (1.9m x 1.6m)  
With wooden floor, built-in cupboard, Velux window to side, access to two main rooms.

### Second Floor Room Three

14'3" x 11'3" (4.35m x 3.45m)  
With three feature windows to front of building with secondary glazing, vinyl flooring and neutral decor, river views.

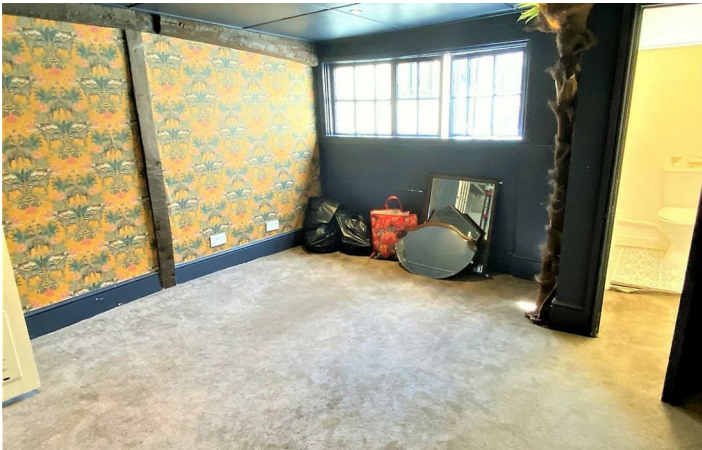
### Second Floor Room Four

11'11" x 10'2" (3.65m x 3.1m)  
With feature fireplace, vinyl flooring and neutral decor, window to rear.



## Directions

Tel: 01634730672

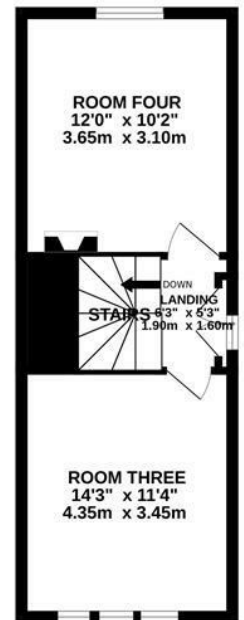
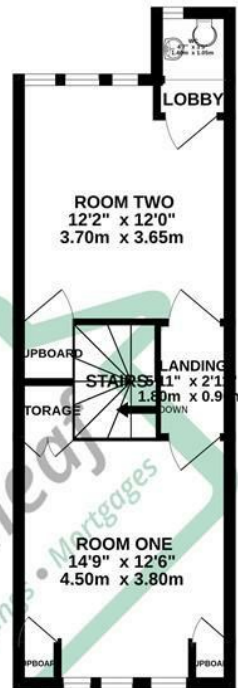
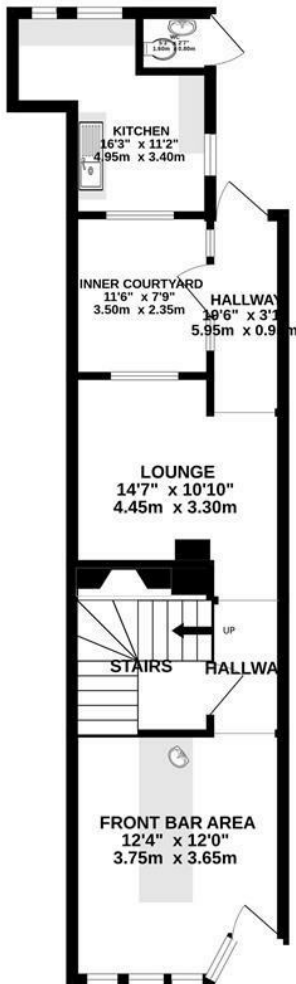




GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.

2ND FLOOR  
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 67      | 67        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |

Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.  
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