



## 161 High Street Rochester, Kent, ME2 4TH

Greenleaf are delighted to offer to let this commercial property situated on Strood High Street. The property, used for several years as a hair salon, would be ideal for anyone in the beauty industry or can be adapted for multiple uses. The property is approximately 66 square meters and is split into two main work areas incorporating a good size front area and rear treatment/studio room. Facilities include Toilet and Kitchenette/staff area.

The landlords are looking for a full insuring and repairing lease with the ingoing tenant to cover the legal costs. The lease would be for 5 years with a 3 year break clause. Quarterly deposit in advance required. Viewing strictly by appointment, available now call today!

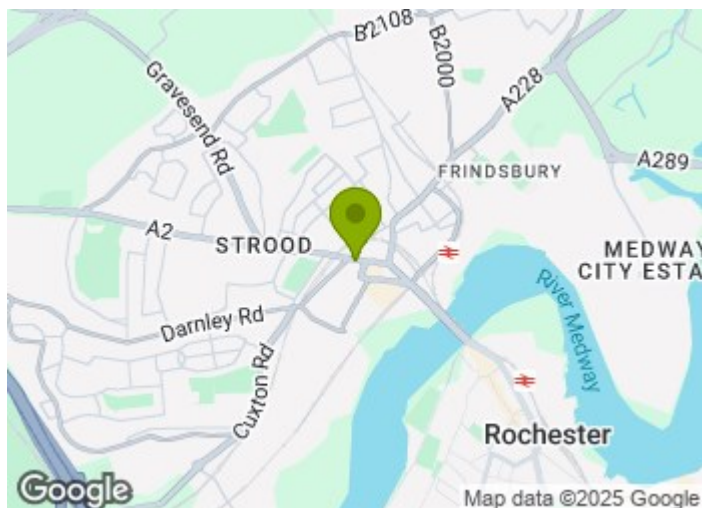
**£17,500 Per Annum**

# 161 High Street

Rochester, Kent, ME2 4TH



- Prime High Street retail property
- Staff facilities
- 2 main work areas
- 5 year term with 3 year break clause
- Approx. 66 Square meters space
- Viewing by appointment



**Directions**

Tel: 01634730672







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

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