



CHAFFERS

ESTATE AGENTS



High Street

, Gillingham, SP8 4AA

Guide Price £200,000 Freehold



INVESTMENT RE-DEVELOPMENT OPPORTUNITY A ground floor retail premise with TWO BEDROOM self contained flat and substantial grounds located in a prime position on the High Street with limited wait roadside parking to the front, pay & display car park nearby.



DESCRIPTION

A spacious ground floor retail shop premises with a self contained flat above located in a prime trading position on the High Street next door to the main Post Office, with limited wait roadside parking to the front, pay and display car park near by. This two storey attached property is of brick construction and part rendered elevation under a slate/tile flat roof.

The flat is deceptively spacious with living accommodation briefly comprising of:- a good sized lounge; a double aspect kitchen with a range of floor and wall units, breakfast bar with door to utility room; two good sized bedrooms and a bathroom. The property benefits from double glazing and electric heating. The shop is currently let at approx. £9,000 per annum on aTBC years lease with 2 years remaining (Expires ~ December 2024)

The current rental figure for the flat is £6,000 per annum.

LOCATION

Gillingham offers a good range of facilities including 2 doctors surgeries, dentists, 3 chemists, 7 supermarkets to include Waitrose, bank and a building society, library, 3 primary schools and well renown secondary school, post office, sports centre, public houses and a selection of restaurants and country town amenities. There is good access to the A303 and a mainline railway station on the London/Waterloo to Exeter line.

SITUATION

Services: Mains Water, Electricity & Drainage.

Council Authority: Dorset Council

Council Tax Band: Flat ~ C

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

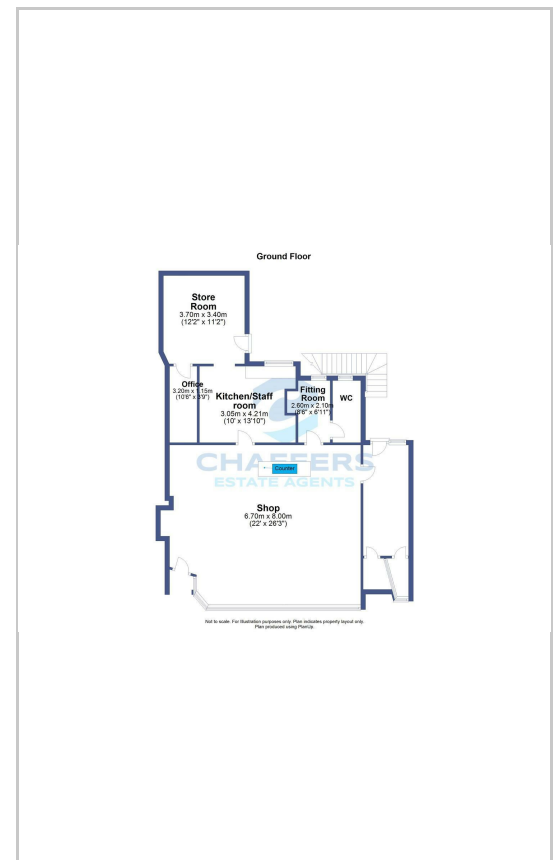
Agent's Note:- The flat is currently let on a Shorthold Tenancy Agreement with a current rental figure of: £6,000 p.a.

Business Rateable Value: £TBC

Area Map



Floor Plans



Energy Efficiency Graph

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		43	63
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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