



CHAFFERS
ESTATE AGENTS



Potheccary House. High Street

Gillingham, SP8 4AA

A ground floor retail premise located in a prime position on the High Street with limited wait roadside parking to the front, pay & display car park nearby.

£15,950 P.A

Council Tax Band: Exempt

Pothecary House. High Street

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- BUYERS FEE APPLIES
- AUCTION PACK AVAILABLE ON REQUEST
- AUCTION DATE - TUESDAY 11th JUNE 2024
- RETAIL SHOP
- SELF CONTAINED FLAT ABOVE
- SUBSTANTIAL GROUNDS
- DOUBLE GLAZING
- ELECTRIC HEATING

DESCRIPTION

A spacious ground floor retail shop premises 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.

The Main shop area has fully glazed windows overlooking the high street, there is also a fitting room, kitchen/staff area with an additional office space and cloakroom.

Lease terms TBA, rent reviews every 3 years, break clause option available at 5 years (subject to 6 months prior written notice)

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

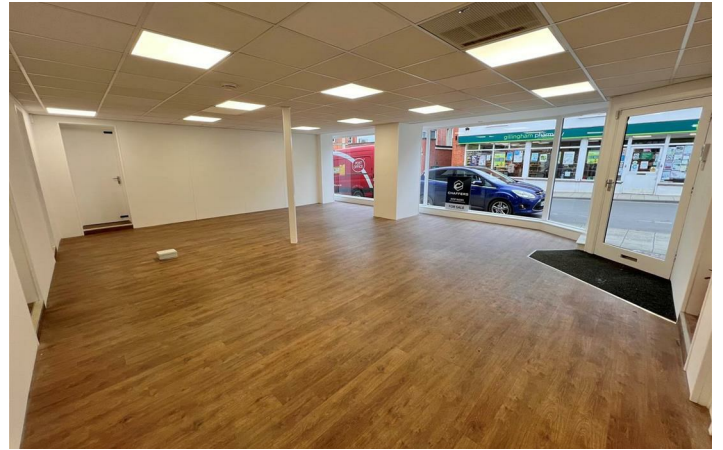
Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Business Rateable Value: £TBC



Directions

From our Gillingham Office, proceed down the High Street where High Street shop can be found on the left hand side.





Floor Plan: Not to scale ~ For identification purposes only.



Not to scale. For Illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
	43	63
England & Wales		
EU Directive 2002/91/EC		