



272 CANTERBURY STREET, GILLINGHAM, ME7 5XR
FOR SALE – GUIDE PRICE: £275,000 - £300,000



**Lambert
& Foster**

GILLINGHAM 0.5 MILES | CHATHAM 1.5 MILES | ROCHESTER 2.5 MILES

272 CANTERBURY STREET, GILLINGHAM, ME7 5XR

An end of terrace 1,781.9 sq ft retail commercial building with adopted offices, car parking and external storage area, extending in all to some 0.06 acres (0.02 hectares), situated in Gillingham, Kent.

GUIDE PRICE £275,000 - £300,000 FREEHOLD

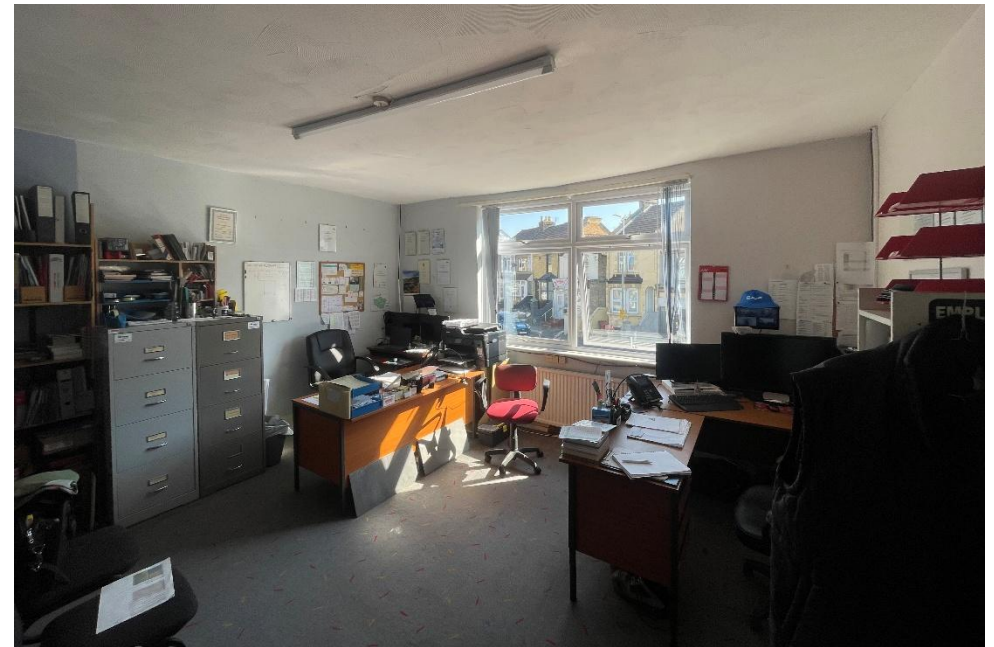


SITUATION

The property is located 1.5 miles from Chatham, 2.5 miles from Rochester, on the edge of Gillingham, which provides a range of local amenities and serves numerous neighbourhood areas. Gillingham Railway Station is 0.6 miles away and offers direct services to London Victoria, St Pancras, Charing Cross, Dover, Ramsgate and Faversham. Property has immediate access to the A2 and fast links to the M2.

WHAT3WORDS

Using the free What3Words app, the commercial unit can be located at [///inform.small.unit](https://www.what3words.com/#!/inform.small.unit).



DIRECTIONS

From Gillingham Railway Station, head south onto Railway Street and follow it for approximately 0.2 miles before turning right onto Jeffrey Street. Continue along Jeffrey Street for 0.3 miles, then turn left onto Canterbury Street. Follow Canterbury Street for a short distance and 272 Canterbury Street will be located on the right-hand side.

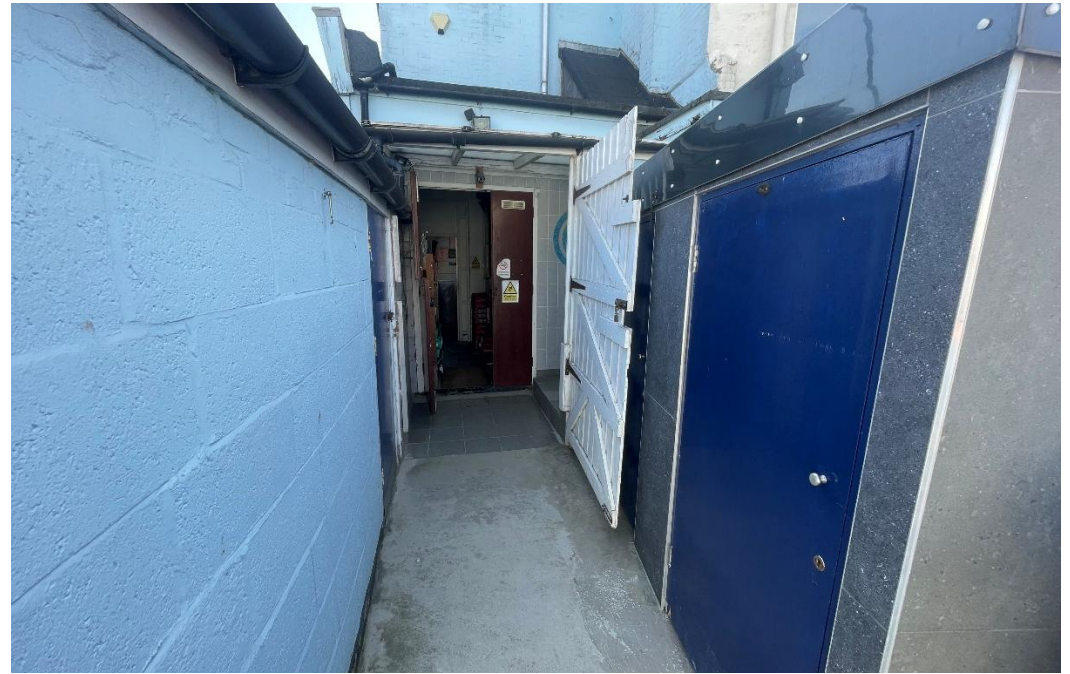
METHOD OF SALE

The property is offered for sale via Private Treaty. If demand dictates, the agent may set a deadline for Best and Final Offers in the event that significant interest is received.

DESCRIPTION

The property features a ground-floor showroom divided into three sections, with two additional storage outbuildings at the rear. A trapdoor within the showroom provides access to a dry cellar. A rear staircase leads to the first floor, formerly a residential flat, now converted into office accommodation that comprises of 3 offices, WC and kitchen. Furthermore, the flat/office upstairs features a separate access and therefore can be a separate, independent entity. This property features 2 car parking spaces.

- Ground floor retail zone A: 28.4 sqm
- Ground floor retail zone B: 5.03 sqm
- Ground floor retail area: 32.9 sqm
- Ground floor store: 9 sqm
- Ground floor mess/staff room: 5 sqm
- Ground floor external storage: 13.9 sqm
- First floor office: 50.6 sqm
- First floor kitchen: 10.4 sqm





LOCATION PLAN

For identification purposes only.



VIEWING: By appointment only. **Paddock Wood Office:** 01892 832325. Contact Ethan Etheridge for more information.

TENURE: Freehold

SERVICES & UTILITIES: The property is connected to three phase mains electricity, mains water and has a private drainage system in place.

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Medway Council

EPC: Grade E

RATEABLE VALUE: £9,400.00

FLOOD & EROSION RISK: The property is located within Flood Zone 3. (Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
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Cranbrook, Kent TN17 3DN



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