

## 19 New Road Chatham, Kent, ME4 4QJ

Nestled in the bustling heart of Chatham, this impressive commercial property on New Road presents an excellent opportunity for prospective tenants. Spanning a generous 1,400 square feet, this retail shop, built in 1900, currently operates as a convenience store but offers the flexibility to accommodate a variety of uses, subject to planning approval.

The property is ideally situated on the busy A2 thoroughfare, ensuring high visibility and foot traffic, which is essential for any retail business. With a rental price of £16,000 per annum, this space is competitively priced for its prime location. A security deposit of £4,000 will be required, along with one quarter's rent in advance, also amounting to £4,000.

The lease is set for a term of five years, providing stability for your business venture. It is important to note that the incoming tenant will be responsible for their own legal fees, ensuring a straightforward transition into this vibrant commercial space.

This property is not just a shop; it is a gateway to potential success in a thriving area. Whether you are looking to continue the current use or explore new possibilities, this retail space on New Road is a remarkable opportunity not to be missed.

### £16,000 Per Annum

# 19 New Road

Chatham, Kent, ME4 4QJ

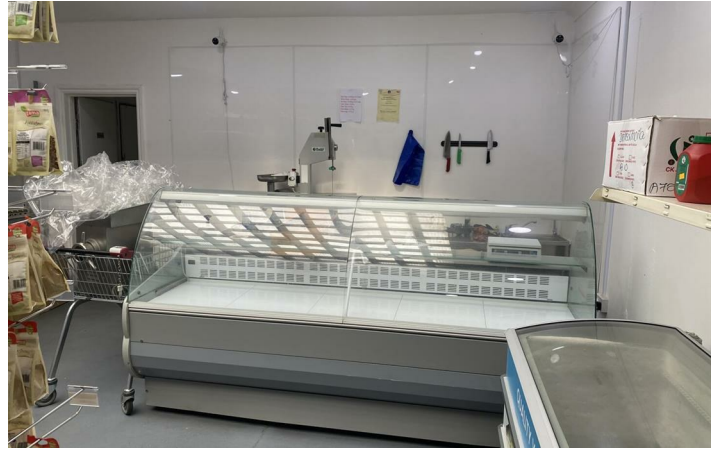


- Prime location on New Road
- £16,000 annual rent
- Tenant covers legal fees
- Rateable Value £16750
- Versatile commercial space
- £4,000 security deposit
- Quarter's rent in advance
- Built in 1900
- 5-year lease term
- Ideal for various uses



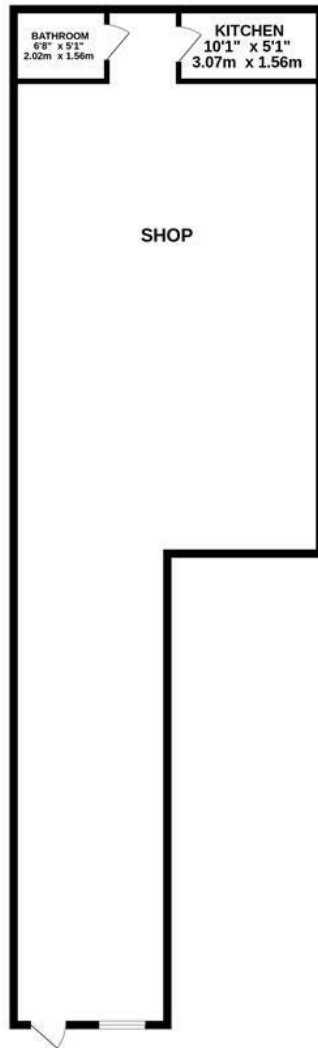
[Directions](#)

Tel: 01634730672



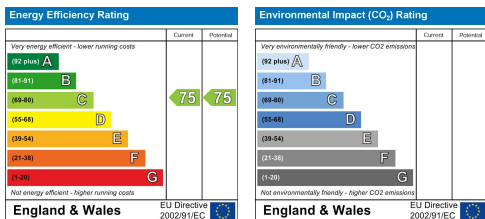


GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.

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