



Premises above 168 High Street Rochester, Kent, ME1 1EX

Greenleaf are delighted to present a rare and exciting opportunity for business owners seeking a truly grand premises with exceptional potential. Situated on the highly sought-after and thriving Rochester High Street, this substantial property offers the chance to create a bespoke commercial space in one of the area's most desirable locations.

Boasting seven impressive, spacious executive rooms and its own private entrance, the building exudes period charm and historic character throughout with a protected Dickensian window mentioned in one of Charles Dickens novels. While some renovation will be required, the scale and elegance of the property provide a remarkable blank canvas for the right lessee or licensee to transform into a stunning business environment tailored to their needs.

For those with vision and ambition, this is a unique opportunity to bring a beautiful historic building back to life and establish your business in a landmark High Street setting.

Negotiable terms, no structural changes permitted, Grade I listed.
Deposit - 3 months of yearly total

£25,000 Per Annum

Premises above 168 High Street

Rochester, Kent, ME1 1EX



- GRAND PREMISES WITH POTENTIAL
- TRANSFORM TO MAKE A BESPOKE SPACE FOR YOUR OWN BUSINESS
- 7 LARGE ROOMS
- HUGE POTENTIAL FOR ANY BUSINESS OWNER
- NEGOTIABLE LICENCE
- CALL TODAY TO DISCUSS
- SOUGHT AFTER HIGH STREET LOCATION
- JUST 5 MINUTES TO RAILWAY STATION
- FIRST AND SECOND FLOOR PREMISES-NO SHOP FRONT
- GRADE I LISTED

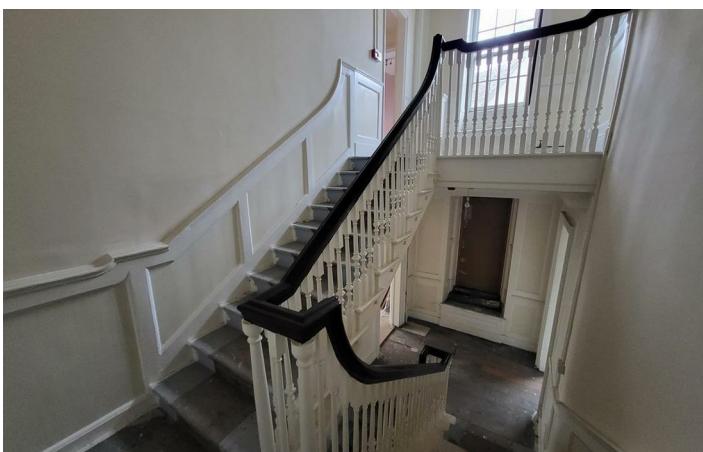


[Directions](#)

Google

Map data ©2026

Tel: 01634730672

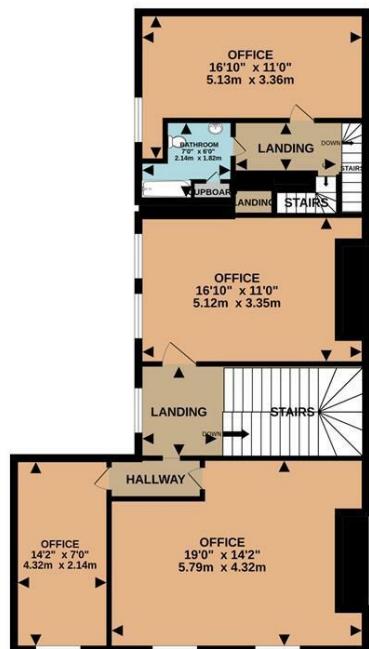
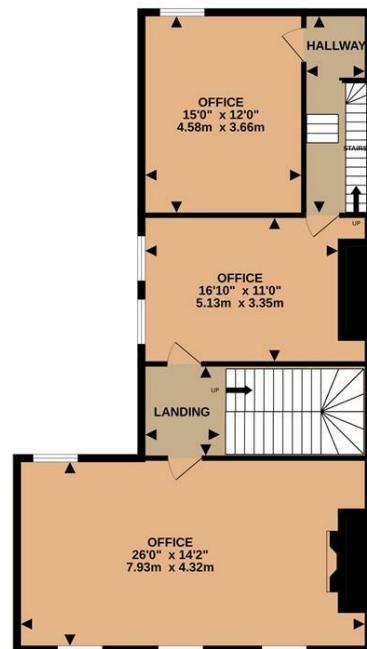
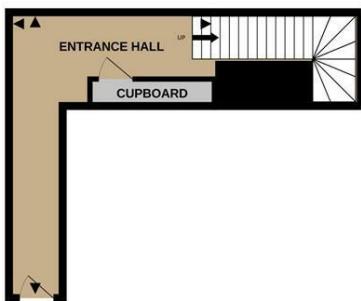




GROUND FLOOR
215 sq.ft. (20.0 sq.m.) approx.

1ST FLOOR
892 sq.ft. (82.9 sq.m.) approx.

2ND FLOOR
881 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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