



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 II* listed.
Deposit - 3 months of yearly total

£25,000 Per Annum

Premises above 168 High Street

Rochester, Kent, ME1 1EX



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



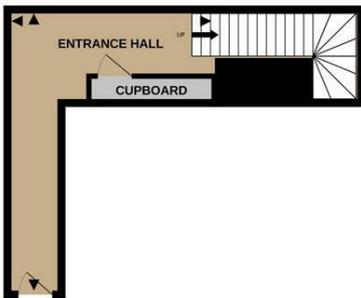
[Directions](#)

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.
Made with Metropix ©2026

Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.
Registered Office: 281 Wilson Avenue, Rochester Kent ME1 2SS
Registered No: 06222461 England. VAT No: 908929091

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.