

PRICE  
Rents starting at  
£1000 PCM  
Leasehold



**TO-LET. A FORMER CAR SHOWROOM COMPRISING OFFICES, STOREROOMS AND YARD. AVAILABLE IN ANY COMBINATION OF OFFICES AND/OR ROOMS WITH RENTS STARTING FROM £1000 PCM.**  
***VENDORS MAY SELL AS AN OPTION. CALL FOR MORE INFO.***

## New Road, Sheerness ME12 1NB





**Rule & Rule Estate Agents are delighted to bring to the market this versatile former car showroom, prominently situated on New Road, Sheerness. The premises benefit from a CCTV-monitored forecourt, generous showroom areas, multiple storerooms, a ventilated spray booth, and extensive yard space, all forming part of the former New Road Service Station.**

**The accommodation is well-suited to a wide range of commercial uses, subject to the necessary consents with units ranging between 40 sqm to 200sqm. Our client is open to negotiation on both rent and terms, with flexible options available for office and storage combinations starting from £1,000 per month within this mixed-use development. Escorted viewings are available upon request.**

**There is also potential for the owner to sell the entire site, including existing planning consent for nine light-industrial units of approximately 140 sqm each. Please contact the office for further details and pricing.**

**AWAITING NEW  
EPC AND  
FLOORPLAN**

**For more information, please contact Mark on 01795 662604.**

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.