



112 High Street, Rochester, Kent, ME1 1JT



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

775 Sq Ft (72 Sq M)

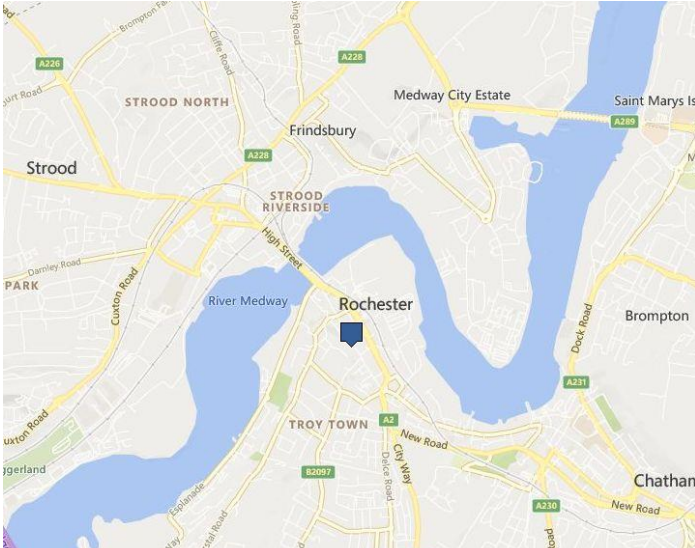
- Currently trading as a bridal boutique
- Located just off Rochester High Street
- £16,750 per annum exclusive
- Excellent Location with Ample Parking Nearby
- Benefits from "E" planning use class



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Accommodation

The property comprises a retail unit currently trading as a bridal boutique.

Frontage	16ft	(4.9m)
Depth	44ft 11"	(13.7m)
Retail Area	615 sq ft	(57.10 sq m)
Stores	117 sq ft	(10.86 sq m)

Customer Toilets
Air conditioned (not tested)
Suspended ceiling

Rateable Value

Rateable Value £8,000 @ 49.9p in the £

Rates payable £3,949.20 for the year April 2020/21

(Applicants should make their own enquiries with local council into the availability of small business rate relief)

EPC

Rating E (122)

Services

Mains electricity

Water

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate

Description

Retail unit to let located just off Rochester High Street, currently trading as a Bridal Boutique.

Benefits from "E" use class making it suitable for a variety of business uses

Location

Located in the centre of the Historic High Street of Rochester surrounded by other local occupiers, bars and restaurants and opposite the pay and display car park in Blue Boar Lane.

Rent

£16,750 Per Annum Exclusive

Terms

To take a new lease by negotiation for a term to be agreed.

Legal Costs

Each side to bear their own legal and professional fees

Viewing/Enquiries

Strictly by prior appointment through the Surveyors.
Please contact

Matt Sadler e: matt.sadler@sibleypares.co.uk

or

Phil Hubbard e: phil.hubbard@sibleypares.co.uk



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares

