

Rear Of 239 High Street

Solomons Road, Chatham, Kent, ME4 4BQ



- Town Centre Location
- Potential Investment Opportunity
- Suitable for Various Uses Under Class E (to Include Retail, Surgery, Office & Leisure)

Business Unit FOR SALE
230.4 m² (2,480 sq ft) approx

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Description

For Sale - Ground Floor Commercial Investment / Development Opportunity with Vacant Possession.

Ground floor commercial premises just off Chatham High Street with Residential Development Potential. The site is available with the benefit of planning permission for the construction of a 2-bedroom residential unit above.

Accommodation

The property comprises a ground floor commercial unit, currently being used a private bar/events hire facility. The unit benefits from a bar, seating area, sauna , and with ancillary kitchen and w/c facilities.

Area	Sq Ft	SqM
Total NIA	125.32	1,349

Planning

The site benefits from planning permission for the construction of a single storey roof extension to accommodate a self contained flat, granted in July 2023 under planning reference MC/22/2268.



Approx. Site area



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Rateable Value

RV £10,500 @ 49.9p in the £

Rates payable £5,239.50 for the year 2025/26

With effect on 1st April 2026 the RV is £11,000

Terms

Freehold interest available with vacant possession, under Title No. TT36196.

Price

£175,000 for the Freehold

VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

EPC

Awaited

Legal Costs

Each side to bear its own legal and professional costs



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Location

The property is located in Chatham, one of the Medway towns, located adjacent to Rochester, and benefitting from close connections to the M2 motorway and within walking distance of Chatham Railway Station which has high speed rail links via HS2 to London St Pancras International, as well as local services.

The property is situated just off the High Street on Solomons Road, opposite Halfords. It is within short walking distance of the entrance to The Pentagon Shopping Centre. Nearby occupiers include Barclays Bank, Costa Coffee, Waterstones, Greggs, Holland & Barrett and many other local and national operators.

What3Words Location:

<https://what3words.com/plots.served.brands>

For all Viewings and Enquiries contact:



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NOTE: Rental prices or any other charges are exclusive 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.



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