

82B HIGH STREET, GILLINGHAM, KENT, ME7 1AX



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



DEVELOPMENT POTENTIAL (STP) FREEHOLD FOR SALE

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- Three storey building FOR SALE
- Sold with Vacant Possession
- Development potential to repurpose the upper floors into multiple residential dwellings (subject necessary consents)
- Offers invited in the region of £350,000

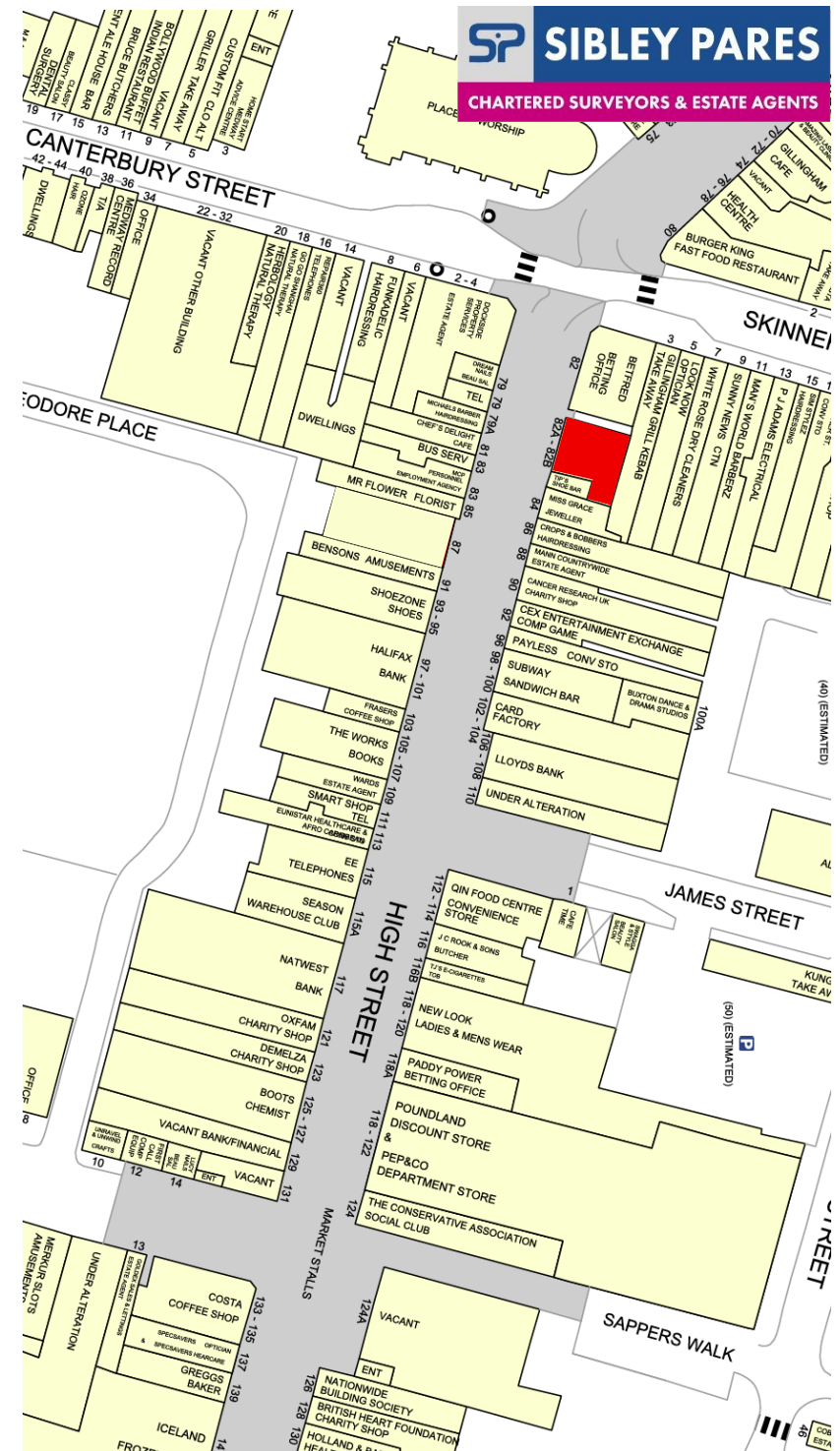
Location

The property is located in a prime pitch on Gillingham High Street, and forms part of a busy shopping parade. The High Street is pedestrianised and only allows vehicles for loading within fixed hours. Nearby occupiers include Boots Pharmacy, Poundland, Iceland, Greggs, Sports Direct, Costa as well as wide range of local and independent retailers.

The property benefits from good visibility and is in an area of high footfall, being a short walk from Gillingham Railway Station less than 500m away, which provides direct services to London Victoria and London St Pancras.

Description

An end of terrace retail building over ground, first and second floors. The ground floor provides sales area with fully glazed frontage with the first and second floors providing ancillary space and kitchen facilities. The property has access via both the front and rear of the building which provides flexibility for future uses with the ability to convert or sub-let the upper floors.



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Floor Areas

The property has been measured on approx. Net Internal Area (NIA) basis as follow:

Area	Sq Ft	Sq M
Ground Floor	706	65.5
First Floor	532	49.4
Second Floor	506	47.0
Basement Storage	701	65.2
Total	2,445	227.1

The Gross Internal Area extends to approximately 3,132 sq ft (291 sq m)

Tenure

The Freehold is available, subject to vacant possession. The property is held under title no. K349112

Price

Offers in Invited in Region of **£350,000 (Three Hundred and Fifty Thousand Pounds)** to purchase the freehold.

VAT

We understand from our client that the property is not currently opted to tax for VAT purposes. Interested parties should make their own enquiries regarding any VAT that may be payable in connection with a transaction.

Rateable Value

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £26,250

The multiplier for 2026/2027 is 43.2p in the £ or 38.2p in the £ assuming retail, hospitality or leisure use.

(Interested parties are strongly advised to make their own enquiries of the local Rating Authority to verify this information.)

EPC

Rating (E) 104



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Anti-Money Laundering

Money Laundering Regulations require Sibley Pares to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and address.

Legal Costs

Each party to bear their own legal and professional costs.

Viewings and Enquiries:

Strictly by prior appointment through the Agents.



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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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