

12-14 EAST STREET,
SITTINGBOURNE, ME10 4RT



RETAIL UNIT TO LET

- 331 sq ft (30.7 sq m)
- £13,500 per annum
- Fully glazed frontage
- Popular location near The Forum shopping centre
- Within 0.5 miles of Railway Station

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Location

The property is located on East Street less than 200m from the cross road with High Street Street. The property is surrounded by a variety of independent retailers and offices.

Sittingbourne mainline train station is conveniently located under 0.5 miles from the property, offering direct services to London in about 1 hour.

Description

Ground Floor Retail Unit with glazed frontage.

Accommodation

The property comprises a retail unit, formerly occupied by Choconeveli, with ground floor sales area set behind a fully glazed frontage. The property benefits from kitchen facilities and a WC.

The property extends to approximately 331 sq ft (30.7 sq m) on NIA basis.

Terms

The property is immediately available by way of a new lease for a term to be agreed by negotiation.

Rent

£13,500 per annum exclusive

VAT

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

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £6,500.

The multiplier for 2026/2027 is set to be 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.)

Legal Costs

Each side to bear its own legal and professional costs.

EPC

B (40)

Viewings



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Subject to contract

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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