

**16 HIGH STREET, GILLINGHAM,
KENT, ME7 1BB**

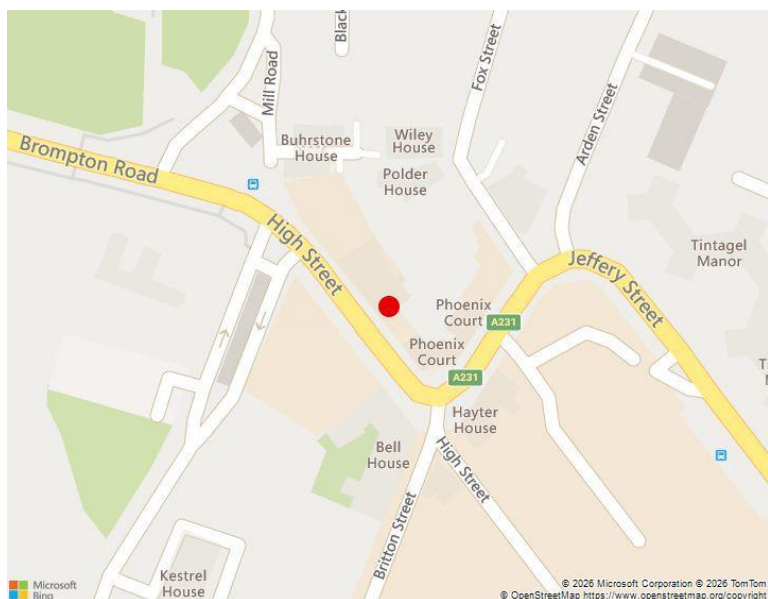


RETAIL UNIT TO LET

- 584 sq ft (54.2 sq m)
- £17,500 per annum
- Glazed frontage
- Within 0.5 miles of Gillingham Railway Station

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Location

The property is located on Gillingham High Street, less than 50 metres from the pedestrianised walkway which forms a prominent part of the town centre. The property is surrounded by a variety of independent retailers and office occupiers.

Gillingham mainline railway station is conveniently located less than 0.5 miles from the property, providing direct services to London in approximately one hour.

Description

Ground Floor Retail Unit with glazed frontage TO LET

Accommodation

The property comprises a retail unit, providing predominantly open-plan sales space, with kitchen and WC facilities to the rear. The unit benefits from glazed frontage onto the High Street.

The property extends to approx. 584 sq ft (54.2 sq m) on a NIA basis.

On-street parking is available nearby, subject to availability.

Terms

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

Rent

£17,500 per annum exclusive

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT).

Business Rates

Enquiries of the Valuation Office Agency website indicate that the premises have a Rateable Value of £9,300.

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.)

Service Charge

Service charge payable on an ad hoc basis

Legal Costs

Each side to bear its own legal and professional costs.

EPC

To be reassessed

Viewings



Dominic Barber

dominic.barber@sibleypares.co.uk

07860 870042



Thomas Langston

thomas.langston@sibleypares.co.uk



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.

SUBJECT TO CONTRACT

AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

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