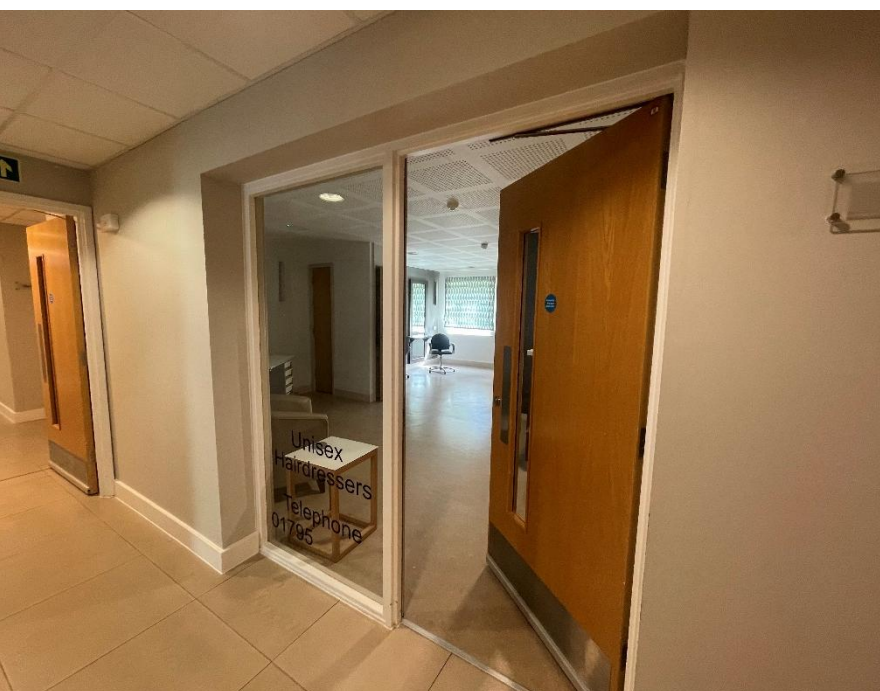


**GROUND FLOOR SALON, REGIS GATE,
ATTLEE WAY, SITTINGBOURNE, KENT,
ME10 2FA**



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



TO LET

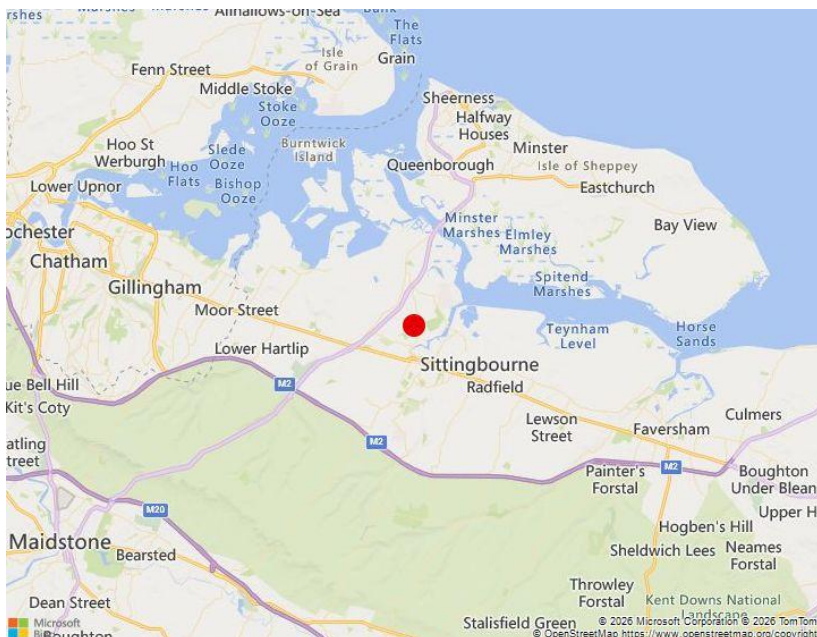
- 426 sq ft (39.6 sq m)
- £8,000 per annum
- Ground Floor Hair Salon
- Within accommodation of over 50 residential units

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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FORMER SALON, REGIS GATE, ATTLEE WAY, SITTINGBOURNE, KENT, ME10 2FA



Location

The property is located within Regis Gate, a popular residential complex in Sittingbourne. Regis Gate is situated in Milton Regis, which is a residential suburb with a population of approx. 5,000.

The building is well located, with Trinity Trading Estate less than 1 mile away, providing a range of amenities. Sittingbourne mainline railway station is conveniently located about 1 miles from the property, providing direct services to London in approximately one hour.

Description

Ground Floor Hair Salon TO LET

Accommodation

The property comprises a ground floor unit within the Regis Gate residential complex, providing predominantly open-plan space. The unit was previously used as a hair salon but is suitable for a variety of business uses, subject to obtaining the necessary consents.

The unit extends to approx. 426 sq ft (39.6 sq m) on a NIA basis.

Terms

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

Rent

£8,000 per annum inclusive of water and electricity costs, service charge and buildings insurance.

VAT

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

Business Rates

To be confirmed

(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

C (57)

Viewings



Dominic Barber

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07860 870042



Thomas Langston

thomas.langston@sibleypares.co.uk



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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