



SUBSTANTIAL HALL PREMISES

5,681 Sq Ft (527.76 Sq M)

LONG LEASEHOLD FOR SALE

**REAR OF RAINHAM MARK SOCIAL CLUB, 56 LONDON ROAD,
GILLINGHAM, KENT ME8 6YX**

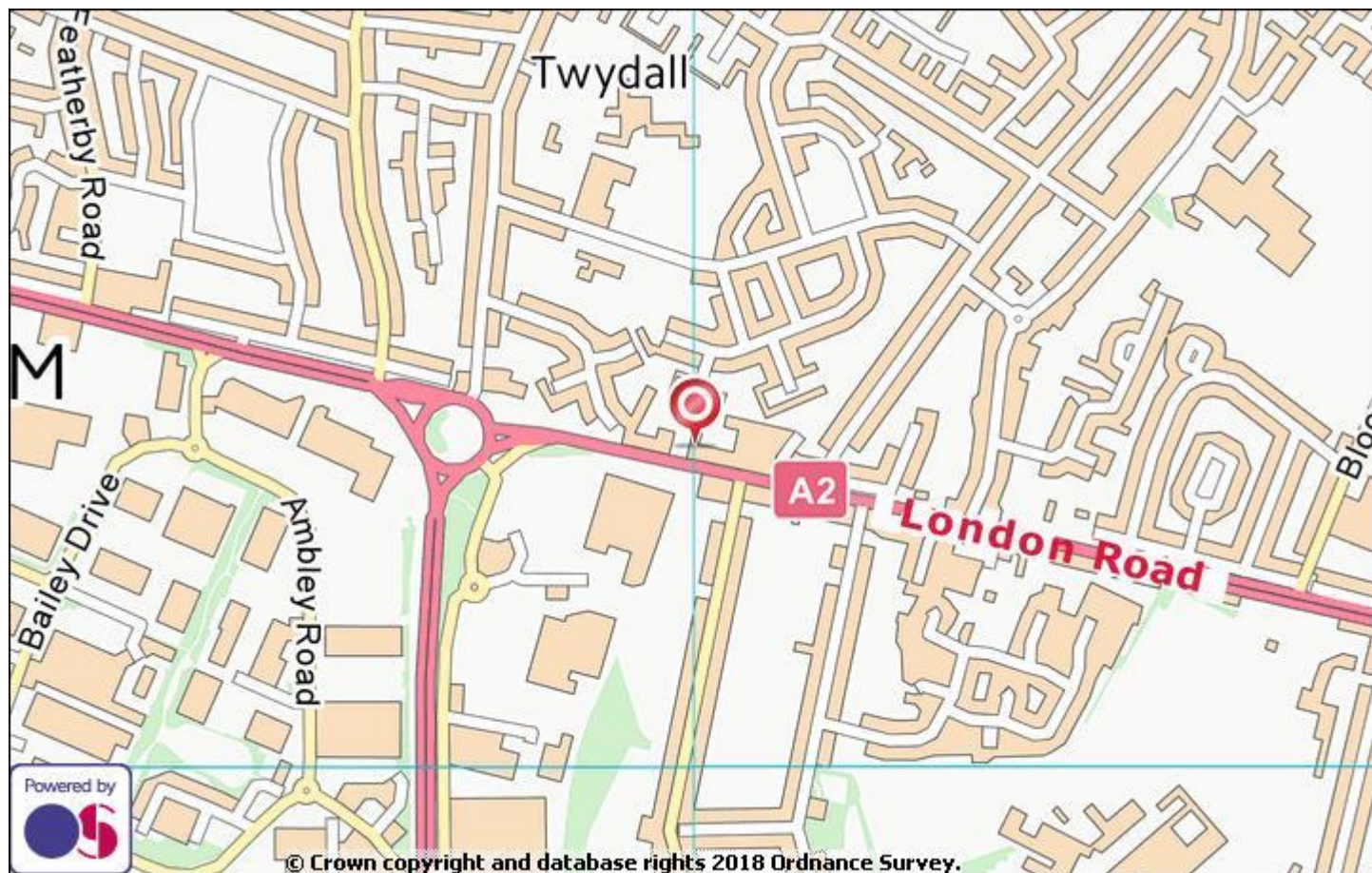
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LOCATION:

The premises are situated in a prominent location to the rear of Rainham Mark Social Club which itself fronts the A2 close to the junction with Hoath Way and immediately opposite the Tesco Superstore. Rainham town centre lies just to the east with its mainline railway station with Gillingham town centre to the north west. Junction 4 of the M2 motorway is approximately 2 miles to the south via the Hoath Way dual carriageway.



DESCRIPTION:

The premises comprise a purpose built hall of portal frame construction and brick/block walls. The hall benefits from the following:

- Bar area
- Separate male and female WC areas
- Stage
- Cellarage
- Car parking

ACCOMMODATION:

Approximate net internal area including bar and store: 5681 sq ft (527.74 sq m)

Including WCs, bar and stage.

Cellar/drinks storage (no access)

TERMS:

The property is for sale on the basis of a long leasehold interest for a term to be agreed. The purchaser will be responsible for splitting the rear hall from the front Club.

PRICE:

Offers in excess of £250,000 are invited for the long leasehold interest subject to contract.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

Upon Application

Potential applicants are advised to check with the Local Rating for the actual business rates payable.

EPC:

The Energy Performance Asset Rating for this property is C (58).

The EPC for this property can shortly be downloaded from Harrisons website.

VIEWING:

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Ref: 01/08/19 / SP / 2977

N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.

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IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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