

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

## 18 High Street, Sittingbourne, Kent ME10 4PD



### TOWN CENTRE LOCKUP RETAIL PREMISES

### TO LET

- 500 sq.ft. retail space
- Immediate availability
- Town centre location

**Rent sought: £11,500 p.a.**

STAFFORD PERKINS

11 Park Street, Ashford, Kent TN24 8LR

Tel: (01233 613900) [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## **LOCATION**

18 High Street is located on the northern side of the High Street, approximately midway between Crown Quay Lane and The Forum Shopping Centre. This is a prominent location within the centre of Sittingbourne and benefits from a good level of footfall. Sittingbourne, a town of approximately 45,000 inhabitants, is located towards the northern coastline of Kent and lies some 12 miles north-east of Maidstone, the county town and approximately 8 miles due east of the Medway towns. It benefits from good communications via the A2/M2 and a mainline railway.

## **DESCRIPTION**

This mid-terrace lock-up shop provides approximately 500 sq.ft. of accommodation on the ground floor. It benefits from a glazed aluminium shop front some 16ft 2in wide and a retail depth of some 33ft 6in. To the rear of the sales area are WC facilities. The shop benefits from a suspended ceiling with concealed lights and a timber laminate floor.

## **ACCOMMODATION**

Sales area                      500 sq.ft.

Plus WC

## **SERVICES**

Mains, water and electricity are connected to the premises and tenants will be charged at cost by way of a check meter.

## **BUSINESS RATES**

The premises are assessed at a rateable value of £10,750, uniform business rate multiplier for the current year being 49.9 pence.

## **TERMS**

The premises are available by way of a new FRI lease, the terms of which are negotiable, however a rent of £11,500 per annum is being sought.

## **LEGAL COSTS**

The ingoing tenant will be responsible for both parties legal, in addition, a three-month rent deposit will be required.

## **ENERGY PERFORMANCE CERTIFICATE**

The premises are assessed as having an efficiency rating of 83 (Band D) full certificate and report available on request.

## **VIEWING**

Strictly by appointment through Stafford Perkins. Tel: 01233 613900. Atrium Commercial Surveyors 01233 646465