



**B1 OFFICES TO LET  
SUITABLE FOR OTHER USES (SUBJECT TO PLANNING)**

**2,932 Sq Ft**

**LEASEHOLD**

**59A/61A HIGH STREET, SITTINGBOURNE, KENT ME10 4AW**

[www.harrisons-surveyors.com](http://www.harrisons-surveyors.com)

PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

Sittingbourne is a large town in north Kent, with a catchment population of more than 100,000, situated between Gillingham and Faversham on the A2, London to Canterbury road. The town enjoys excellent road communications, being situated off the M2 motorway (J5) via the A249 dual carriageway (which also gives access to the M20 motorway at J7 to the south). The M25 motorway is about 30 miles away via the M2.

The premises are in the heart of the town centre, in a prominent location close to all amenities. The headquarter offices of Swale Borough Council are nearby, as is the major commercial/business area for the town, known as Eurolink.

There is free roadside car parking on this section of High Street (20 minutes limited) together with plentiful long-term public car parking close by. Sittingbourne mainline train station is approx. ½ mile away, with a one hour journey time to London St Pancras via Ebbsfleet International on the 'Javelin' High Speed service.

## DESCRIPTION:

Offices premises comprising the entire first and second floors, located above ground floor shops, with dedicated access via a new entrance hall directly off High Street. The building is Listed and enjoys many period features, including attractive original fireplaces and high ceilings in parts.

The accommodation is arranged in several rooms and includes a kitchen and WC's on the first floor, and further WC's on the second floor.

The accommodation is in need of some cosmetic attention, which the landlord is prepared to undertake to a reasonable degree to an incoming tenant's requirements, subject to the overall terms agreed.

## ACCOMMODATION:

All areas are approximate, net internal areas, as existing:

	Sq ft	Sq m
First Floor	2,209	205.20
Second Floor	723	67.19
Total	2,932	272.39

## TERMS:

To let on a new lease on terms to be agreed

## RENT:

£15,000 per annum exclusive, plus VAT

## LEGAL COSTS:

Each party to bear their own legal costs. However, prospective lessees will be required to undertake to pay the lessor's abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed.

## PLANNING & BUILDING REGULATIONS:

The current permitted use is understood to be B1 offices, although part of the second floor was previously occupied by a beauty salon. Other suitable uses, such as D1, medical or education/training, may also be possible (subject to planning consent).

It is the responsibility of interested parties to satisfy themselves in respect of planning matters generally and that their intended use of a property complies with the relevant planning permission and building regulations in force at the time of letting.

59/61 High Street is a Listed Building (Grade 2).

## BUSINESS RATES:

To be assessed. Interested parties are advised to make their own enquiries of the local rating authority (Swale Borough Council).

## EPC

Not applicable – Listed Building – Exempt.

## VIEWING:

Jeremy Wilton  
01634 265900  
jwilton@harrisons.property

Ref: 15/02/17/ JW/ 1332

**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, mis-statement, 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.

Medway Office: Oasis House, Ambley Green, Gillingham Business Park, Gillingham, Kent, ME8 0NU  
info@harrisons-surveyors.com | Tel: 01634 265900 | Fax: 01634 265930  
Maidstone Office: 5 Kings Row, Armstrong Road, Maidstone Kent, ME15 6AQ  
info@harrisons-surveyors.com | Tel: 01622 692144 | Fax: 01622 692155

