



**COMMERCIAL INVESTMENT OPPORTUNITY LET TO MEDWAY
COUNCIL PRODUCING £30,000 PER ANNUM**

3,373 Sq Ft

FOR SALE

4 CLOVER STREET, CHATHAM, KENT ME4 4DT

www.harrisons-surveyors.com

PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The property is located on the edge of the main retail area of Chatham town centre, but situated ideally with main road frontage to the A2 (New Road) with the benefit of 2 pay and display car parks either side and some on-site parking.

DESCRIPTION:

The property comprises a large ground floor retail unit in a prominent location. The property benefits from 5 car parking spaces and is close to 2 large pay and display car parks. The upper parts are sold on a long lease at a peppercorn.

ACCOMMODATION:

All areas are approximate:

Main area:	3,043 sq ft	282.69 sq m
Office:	63 sq ft	5.85 sq m
Kitchen/staff room:	60 sq ft	5.57 sq m
Store room:	207 sq ft	19.23 sq m
Total:	3,373 sq ft	313.34 sq m

Side access for deliveries. 5 car parking spaces. 2 large pay and display car parks adjacent.

TERMS:

The property is currently let to Medway Council on a 15 year lease from 21st January 2015 subject to 6 months' prior written notice. The lease contains provision for rent reviews on the 21st January 2020 and 2025.

PRICE:

Offers are invited for the freehold interest subject to the lease.

LEGAL COSTS:

Each party to be responsible for their own legal costs.

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:

Rateable Value - £18,000 . Please note this is not the rates payable - Applicants are asked to make their own enquiries with the relevant Local Authority with regard to the rates payable.

EPC:

The Energy Performance Asset Rating for this property is: C (51)

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

VIEWING:

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Ref: 15/12/15/ JPC / 2009

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 enquires whether VAT is payable.

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