



# SITTINGBOURNE

121 HIGH STREET ME10 4AQ



Substantial Retail Property To Let in Popular Town Centre



## LOCATION

The subject property occupies a prime trading position; near to The Forum Shopping Centre and the town's two main shoppers' car parks. Occupiers in the immediate vicinity include **Lloyds Bank, Boots, Starbucks, Wilkos** and **Holland & Barrett**.

The unit immediately adjacent has been let to **Wimpy** who are in the process of fitting out. A street trader's plan is attached.

Sittingbourne is to undergo extensive regeneration with the addition of a new cinema and restaurants. Information can be found at: [www.spiritofsittingbourne.com](http://www.spiritofsittingbourne.com)

## DESCRIPTION

The property comprises a substantial ground floor retail shop with offices/ storage on the first floor. The unit also benefits from rear loading and goods lift to first floor. Approximate areas and dimensions as follows:-

Gross Frontage	12.07 m	39 ft 6 ins
Net Frontage	11.39 m	37 ft 4 ins
Ground Floor	381.55 sq m	4,107 sq ft
First Floor	421.96 sq m	4,542 sq ft

## TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed. Our client is seeking rental offers in the order of **£75,000 per annum exclusive**. The lease would incorporate 5 yearly upward only rent reviews.

## RATING ASSESSMENT

Rateable Value	£51,000
Rate in the £ (2017/18)	47.9p

Prospective occupiers should make their own enquiries to verify this information.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band E.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

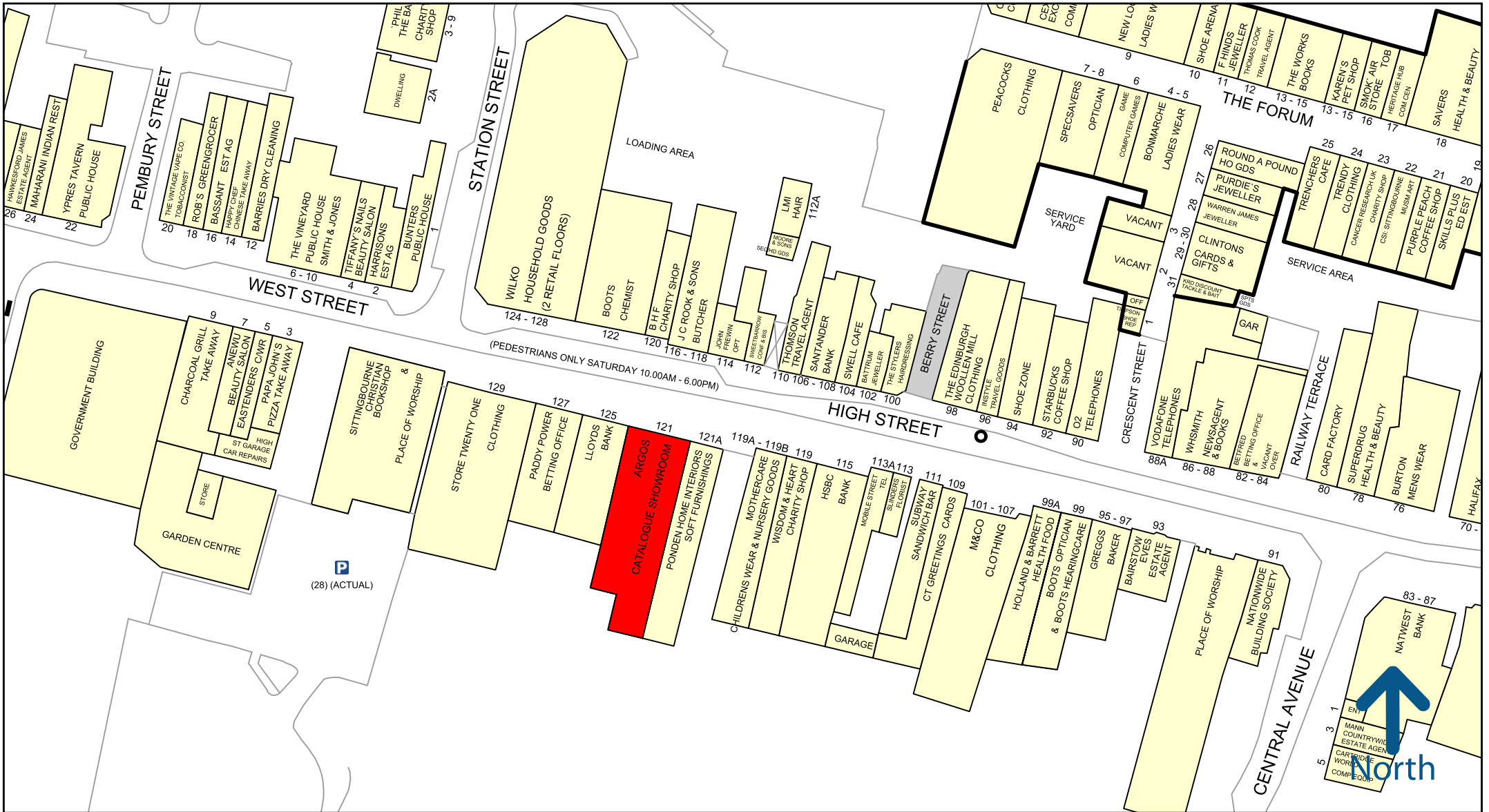
## VIEWING

For further information or to arrange an inspection of the property please contact sole agents:-

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