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SITTINGBOURNE

121 HIGH STREET ME10 4AQ

SHOP
TO LET
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01892 707505
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WIMPY

Argos
MOVED HOUSE
NEW STORE IS NOW OPEN
SIBURY'S SITTINGBOURNE

Argos
WE'RE NEVER FAR AWAY
OUR NEW STORE IS NOW OPEN IN
SITTINGBOURNE

**WANT IT TODAY.
GET IT TODAY**

Argos
WE'VE MOVED HOUSE
OUR NEW STORE IS NOW OPEN IN
SITTINGBOURNE

bluebird
care

LL...OS BANK

**** PRICE REDUCTION ****

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. The unit sits between **Wimpy** and **Lloyds Bank** and other occupiers in the immediate vicinity include **Boots**, **Starbucks**, **Wilkos** and **Holland & Barrett**.

Sittingbourne is currently undergoing major regeneration with the addition of a new cinema and restaurants. Information can be found at: 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 parking with a goods lift to the 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
Rear Yard - approximately 8 car parking spaces		

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 **£69,000 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:-

Emma Clarke
01892 707512
07799 604406
eclarke@cradick.co.uk

Matt Ritson
01892 707500
07484 022795
mritson@cradick.co.uk

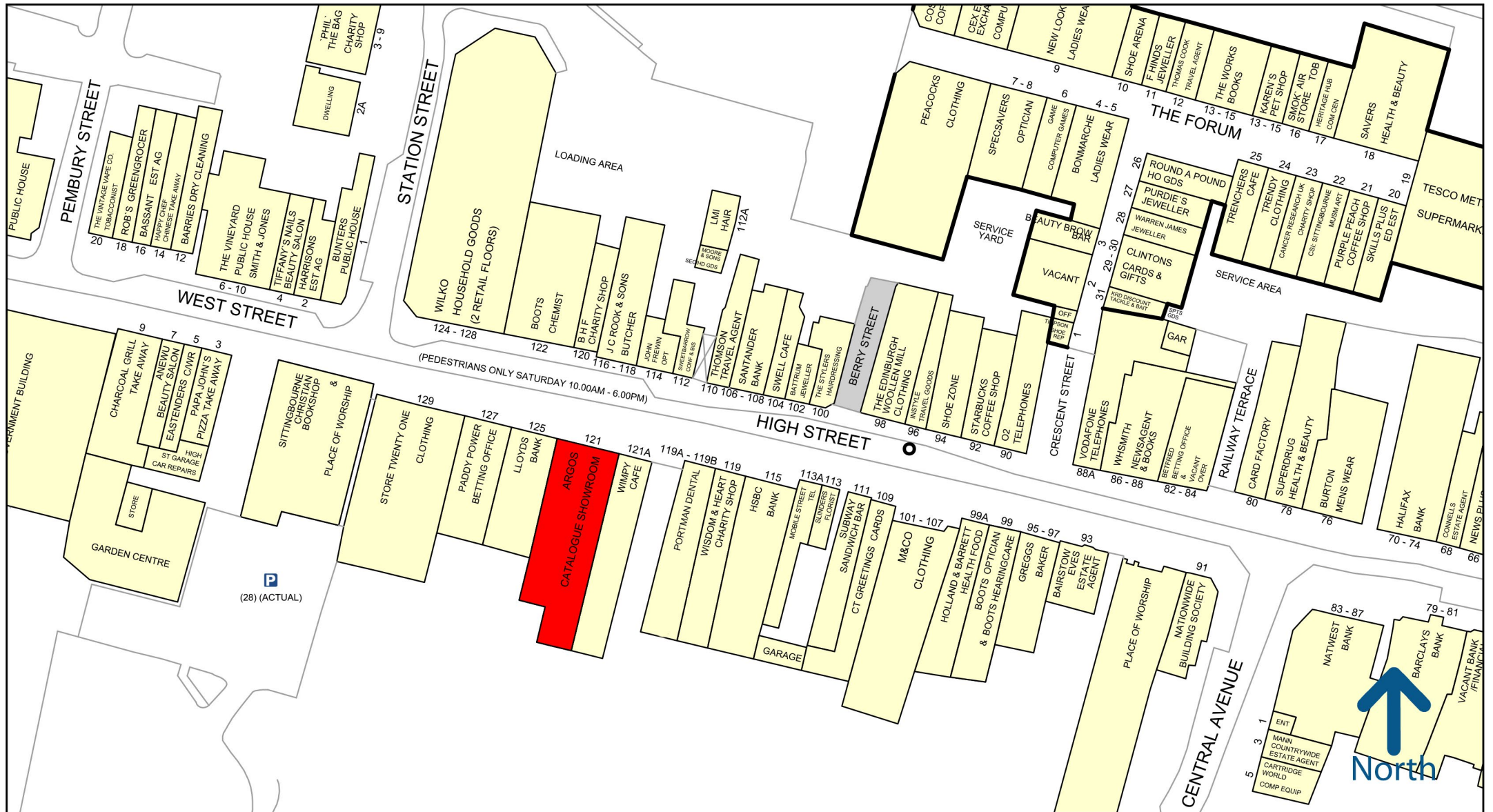
Subject to Contract & Exclusive of VAT

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Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001
Offices in Tunbridge Wells & Brighton

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50 metres

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