CHATHAM
161 HIGH STREET ME4 4BA

Shop To Let - A1 Use
Alternative Uses Considered - STP

LOCATION

Chatham is a popular retail destination situated in Medway, Kent approximately 33 miles to the south east of Central London. Chatham railway station is located 5 minute walk to the south with a journey time of 43 minutes to London Victoria.

The subject property is situated on the north side of the High Street, along Chatham's prime pedestrianised retail thoroughfare. The retail unit benefits from its proximity to The Pentagon Shopping Centre and being within a short walk of **Debenhams**. Other retailers within the immediate vicinity include **TK Maxx**, **Poundland**, **Sports Direct** and **Brighthouse**.

ACCOMMODATION

The premises comprise a ground floor retail unit. The property has a current use class of A1, however, consideration will be given to a variety of uses including A3, B1 and D1/D2 (subject to planning). The shop benefits from the following approximate areas and dimensions:

Gross Frontage	7.03 m	23 ft 1 ins
Net Frontage	5.82 m	19 ft 2 ins
Ground Floor Sales	220 sq m	2,364 sq ft
Kitchen and Staff room	7.43 sq m	80 sq ft
WC Facilities		

TERMS

Available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£35,000 per annum exclusive**, subject to 5 yearly upward only rent reviews.

RATES

Current Rateable Value	£41,750
Rate in the £ (2019/20)	49.1p

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band D(88). A copy of the EPC is available on request.

LEGAL COSTS

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

CONTACT

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

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Subject to Contract and Exclusive of VAT

Chatham

experian.

Cradick
RETAIL
www.cradick.co.uk

North

50 metres

Experian Goad Plan Created: 30/10/2019
Created By: Cradick Retail

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

THE PENTAGON SHOPPING CENTRE
PENTAGON COURT
WATERFRONT WAY
MILITARY ROAD
RAILWAY STREET
CAMBRIDGE TERRACE
FAIR ROW
WILMOTT SQUARE
SOLOMONS ROAD

ARGOS CATALOGUE SHOWROOM
EURO FOODS CONVENIENCE STORE
THE CAFE LLEMAIRLYN
MANN COUNTRYWIDE ESTATE AGENT
YORKSHIRE BUILDING SOCIETY
MARCELLA RESTAURANT
VACANT
HALIFAX BANK
MASK FLOWERS
NICOGREEN TOBACCONIST
POST OFFICE
THE MONEY SHOP FINANCIAL SERVICES
NUCLEUS ARTS HUB
COMMUNITY CENTRE
CONNECT PERSONNEL EMPLOYMENT AGENCY
MENS WEAR
RED
H SAMUEL JEWELLER
BONMARCHE LADIES WEAR
VACANT
YOUR MOVE ESTATE AGENT
WARHAMMER TOYS & GAMES
HUNTERS EST AG
WILLIAM HILL BETTING OFFICE
CORAL BETTING OFFICE
ADECCO EMPLOYMENT AGENCY
MOBILITY HUB INFO CEN
BRITISH HEART FOUNDATION FURNITURE & ELECTRICAL
CHARITY SHOP
ANNA LADIES WEAR
GREGGS BAKER
VACANT
WILKO VARIETY STORE (2 RETAIL FLOORS)
PING PONG PARLOUR AMUSEMENTS
BOOTS CHEMIST & OPTICIANS
JOBCENTRE PLUS
POUNDLAND DISCOUNT STORE
PEP&CO
THE WORKS BOOKS
BLUE INC MENS WEAR
GAME COMPUTER GAMES
CLINTONS CARDS & GIFTS
SELECT LADIES WEAR
ANN SUMMERS LINGERIE
MUFFIN BREAK COFFEE SHOP
NEW LOOK LADIES & MENS WEAR
WARREN JAMES JEWELLER
CARPHONE WAREHOUSE TELEPHONES
PANDORA JEWELLER
O2 TELEPHONES
THREE TELEPHONES
CARD FACTORY
SUPERDRUG HEALTH & BEAUTY
DEICHMANN SHOES
SPORTS GOODS
VACANT RESTAURANT
MULTI-STOREY (500) (ESTIMATED)
COFFEE HOUSE
ALLEYWAY
LAUNDERETTE
SPORTS DIRECT.COM SPORTS GOODS (2 RETAIL FLOORS)
DEMELZA CHARITY SHOP
SHOE ZONE
POSH LADIES & MENS WEAR
VACANT
COFFEE REPUBLIC COFFEE SHOP
FOOT LOCKER SPORTS GOODS
BURTON MENS WEAR & DOROTHY PERKINS LADIES WEAR
CARDS DIRECT
VISION EXPRESS OPTICIAN
HOLLAND & BARRETT HEALTH FOOD
WISDOM HOSPICE CHARITY SHOP
BLING BLING SHOES
TU TRAVELAGENT
GADGET TELEPHONES
INSTYLE
SPECSAVERS OPTICIANS
WHSE
SLINDERS FLORIST FLOWERS
OLD BROOK PUMPING STATION
HALFORDS
CAR SPARES & REP
T K MAXX CLOTHING (2 RETAIL FLOORS)
BRIGHTHOUSE HOME ENTERTAINMENT
POUNDLAND DISCOUNT STORE
MEGASUN TANNING
FAZZLY HOME STORE HOUSEHOLD GOODS
GREGGS BAKER
CASHINO GAMING
1ST IMPRESSION CLOTHING
WATERSTONES BOOKS (2 RETAIL FLOORS)
THE CENTRAL THEATRE
PRIMARK CLOTHING (2 RETAIL FLOORS)
ADMIRAL CASINO AMUSEMENTS
BETFRED BETTING OFFICE
SWEATBOX FITNESS BOXING CLUB HEALTH GYM
NATWEST BANK
LLOYDS BANK
THE PRINCE OF WALES PUBLIC HOUSE
TECH CENTRE UK TELEPHONES
KENT BARBERS
HR GO RECRUITMENT EMPLOYMENT AGENCY
HAIRDRESSING
THE THOMAS WAGHORN PUBLIC HOUSE
PHIXX HAIR
P J STEEL FAMILY JEWELLERS
WOODS DESIGNER CLOTHING MENS WEAR
REDFERN & STIGNANT SOLICITOR
UNIFORM BASE CHILDRENS WEAR
OFFICE
TIFFS HAIRDRESSING
DEREK J HOWARD & CO SOLICITOR
TJ'S BEAUTY SALON
SCHOOL TIME CHILDRENS WEAR
GARAGE
YARD
OFFICE