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# CHATHAM

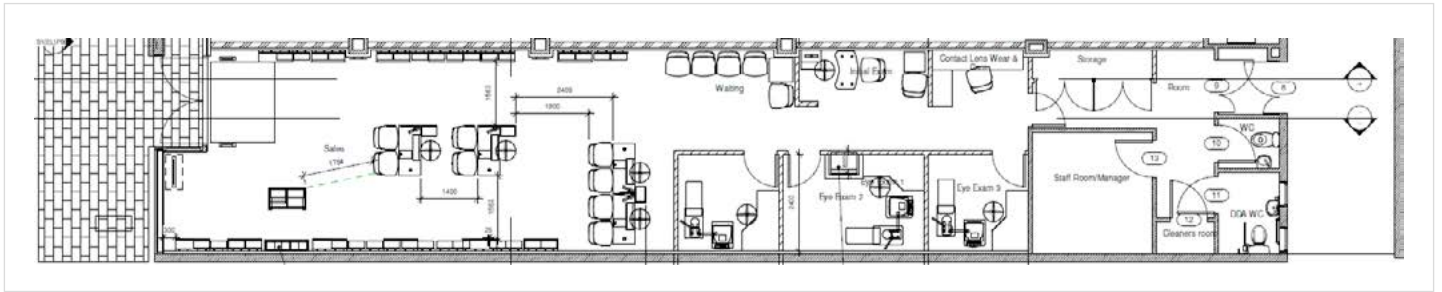
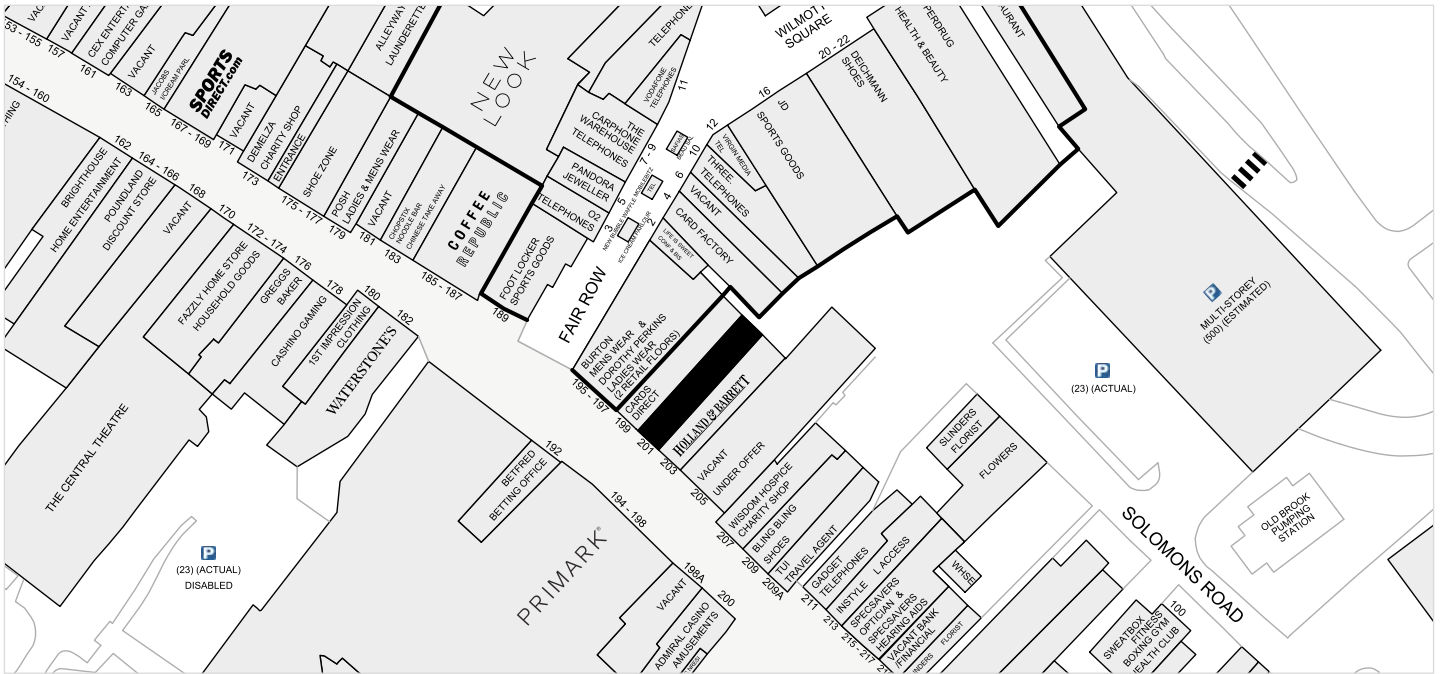
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201 HIGH STREET



PRIME A1 SHOP  
NEW LEASE SUBJECT TO VP  
1,642 SQ FT

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**LOCATION**

The premises are situated in a prime position on the High Street in Chatham a short distance from the entrance to The Pentagon Shopping Centre and directly opposite Primark. Other retailers trading nearby include Footlocker, Waterstones, Dorothy Perkins, Burtons, Cards Direct and Holland & Barrett.

**ACCOMMODATION**

The property is arranged on ground floor only providing the following approximate net dimensions and internal floor area:

Internal width	16ft 11ins	5.16m
Ground floor	1,642 sq ft	152.5 sq m

A floor plan is available on request.

**TENURE**

Subject to vacant possession the property is available by way of a new effective FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

**RENT**

Rental offers are invited in the region of £32,500 per annum exclusive.

**TIMING**

Possession is currently anticipated for end of November 2019.

**VAT**

VAT is chargeable on rent and other outgoings.

**RATES**

The local rating authority has verbally advised us that the property is currently assessed as follows:

Rateable Value	£30,750
UBR 2019/2020	£0.491
Rates payable	c.£15,098 pa

Interested parties should verify the above figures for themselves with the local authority or by referring to [www.vo.gov.uk](http://www.vo.gov.uk).

**EPC**

An EPC can be made available on request.

**VIEWING**

Viewings are strictly by prior appointment through the sole retained agents:

**Fergus Emmerson**  
020 7183 0588  
fe@bcretail.co.uk

**Nick Furlong**  
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**SUBJECT TO CONTRACT**