



## FREEHOLD SHOP AND OFFICE FOR SALE



70 HIGH STREET, CHATHAM, ME4 4DS

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A2 Planning Consent

Potential for conversion of upper parts to residential (subject to planning consent)

### Location

Chatham is a busy Medway town located in north Kent with easy access to the M2 and the M25. The property is located in High Street to the west of the Town Centre. Neighbouring occupiers include **Martin & Co Estate Agents**, **Henry Reeves & Co, Co-operative Funeral Care** and **Kingsley Smith Solicitors**.

### Description

The property consists of a ground floor shop with self-contained offices on first and second floors. There is a yard to the rear.

### Tenure

Freehold with vacant possession.

### Rates

Ground Floor

Rateable Value: £5,400

Rates Payable (2018/2019): £2,592

1st & 2nd Floor

Rateable Value: £4,300

Rates Payable (2018/2019): £2,064

### Energy Performance Certificate (EPC)

A full copy of the EPC is available upon request.

### Price

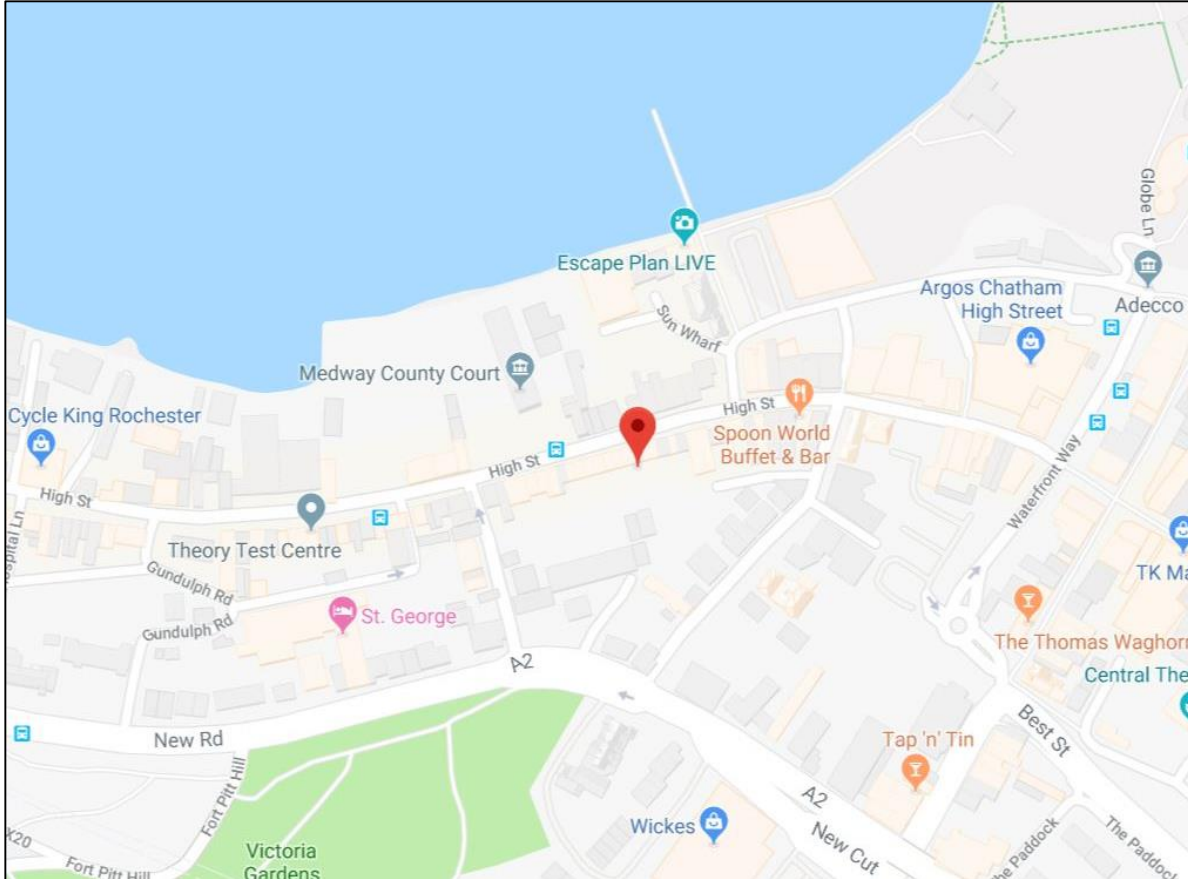
Offers in excess of £160,000.

### VAT

All prices quoted are exclusive of VAT (if applicable).

### Accommodation

	Metric	Imperial
<b>Ground Floor</b>	62.34 sq m	671 sq ft
<b>First Floor</b>	30.60 sq m	329 sq ft
<b>Second Floor</b>	25.00 sq m	269 sq ft
<b>Total</b>	117.94 sq m	1,269 sq ft



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Strictly by prior appointment with the agents:

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