



JOHNSON FELLOWS

CHARTERED SURVEYORS

SITTINGBOURNE - 45 HIGH STREET ME10 4AW

Shop To Let



LOCATION

Sittingbourne is a growing town with current population approx. 60,000 with high speed rail links to London and easy access to the A2, M2 and M20. The town centre is being boosted by a development of a new 8-screen cinema, adjoining restaurants for **Nandos** and **Pizza Express** and a 63 bed **Travelodge Hotel** opening in 2020.

This property is situated in the eastern section of High Street with nearby occupiers including **Poundland**, **Iceland**, **Sports Direct**, together with a range of attractive high quality independent retailers. Ten doors away is the Roman Square precinct which leads through to a large **Sainsbury** superstore and surface 420 space car park.

ACCOMMODATION

The shop comprises the ground floor of an attractive Grade II Listed Building providing the following approximate floor areas :-

Ground Floor Sales	92.9 sq m	1,135 sq ft
Ground Floor Ancillary	36.2 sq m	390 sq ft
Rear yard/garden.		

TENURE

A new lease is available for a term by negotiation subject to 5 yearly upward only rent reviews.

RENT

£22,500 pa exclusive.

RATES

Rateable Value: £18,500

NB. This is the Rateable Value and not the annual rates payable.

EPC - Rating D81.

VAT

All rents and prices are exclusive of any VAT that may be payable.

CONTACT

For further information, floor plans and an appointment for inspection please contact:-

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SUBJECT TO CONTRACT



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