



**FIRST FLOOR OFFICES IN CENTRAL LOCATION WITH CAR PARKING**

**1,460 sq ft (135.63 sq m)**

**TO LET**

**1-5 CENTRAL AVENUE, SITTINGBOURNE, KENT ME10 4BX**

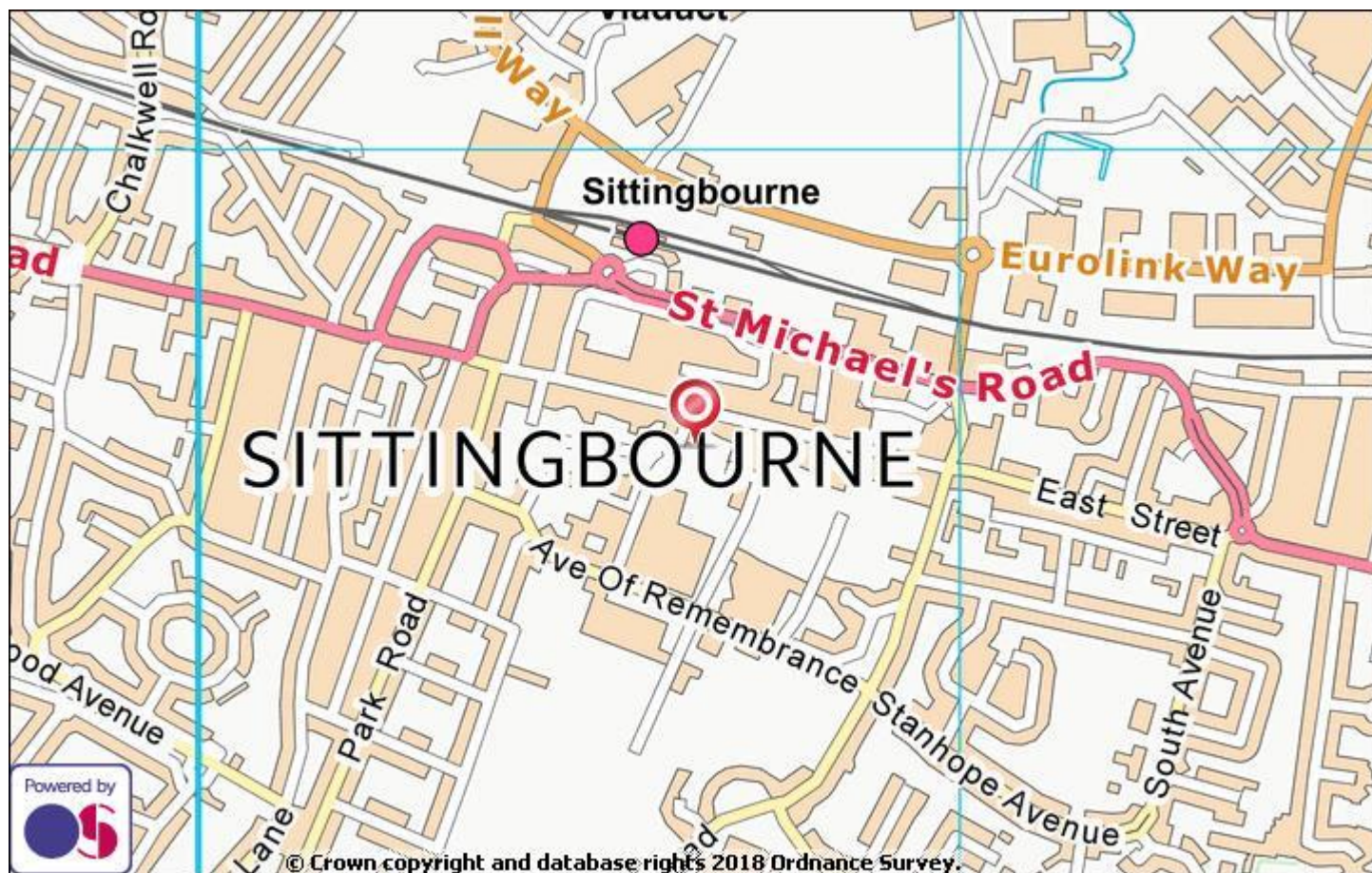
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## LOCATION:

The offices are situated on the first floor of a prominent building centrally situated in the High Street. The ground floor is occupied by the NatWest Bank with two floors of offices above. The entrance to the offices is off Central Avenue which leads south from the High Street to the Post Office, Police Station and Leisure Centre.



## DESCRIPTION:

The premises comprise:

- Open plan office in landmark building
- Currently there is partitioning to create individual offices but this can be removed.
- Kitchenette
- Central heating
- Lift
- 2 car spaces

## ACCOMMODATION:

The are is net internal and approximate.

Sales area:	1,460 sq ft	(135.6 sq m)
Kitchenette:	28 sq ft	( 2.6 sq m)
Car spaces:	2	

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## TERMS:

To let on a new lease for a term to be agreed on tenant's full repairing and insuring terms. See service charge details below.

## RENT:

£12,000 per annum exclusive payable quarterly in advance.

## VAT:

VAT is not payable in addition to the rent.

## SERVICE CHARGE:

Covering electricity, gas, water and drainage, soft services (cleaning and windows), hard services (M & E including heating, fire alarms, lifts, internal and external repairs and maintenance and engineering insurance) and management.

Budget for suite for year ending 28th September 2019: £7,208 (on account £1,802 per quarter).

## PLANNING & BUILDING REGULATIONS:

The use is Offices (Use Class B1(a)). Other uses may require planning consent.

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

## BUSINESS RATES:

Description:	Office & Premises
Rateable Value:	Currently part of a larger assessment. When separately assessed is expected to be less than £12,000.
UBR in £:	48.0p
Rates Payable:	Potentially nil if this is the occupiers only property and the Rateable Value falls below £12,000.

Potential tenants are advised to check with the Local Rating Authority Swale Borough Council 01795 417454, ndr@swale.gov.uk for the actual business rates payable.

## EPC:

The Energy Performance Asset Rating for this property is awaited.  
The EPC for this property can shortly be downloaded from Harrisons website.

## LEGAL COSTS:

Ingoing tenant to be responsible for both parties legal costs.

## VIEWING:

Mr Jeremy Wilton  
01634 265900  
jwilton@harrisons.property

Ref: 15/11/18 / SP / 3044

**N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.**

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- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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Medway Office: Oasis House, 3 Ambley Green, Gillingham Business Park, Gillingham ME8 0NJ  
 info@harrisons.property | T: 01634 265900 | F: 01634 265930  
 Maidstone Office: 5 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ  
 info@harrisons.property | T: 01622 692144 | F: 01622 692155

