

To let (Reduced Quoting Terms) Prime A1 Large Retail Unit

127-129 High Street, Sittingbourne, Kent, ME10 4AQ

For further information
please contact:

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Description

The unit is located in the prime pitch of Sittingbourne High Street close to Station Street. Sittingbourne is a busy and growing north Kent town with a resident population of over 55,000 people.

The unit is located close to The Forum Shopping Centre, proposed leisure development and is close to other well known retailers including Wilkinsons, Boots the Chemist, Co-Op Travel, Lloyds and Argos.

Accommodation

The property is arranged over ground and first floors and provides the following net internal areas and dimensions:- (NB. The areas have been taken from the VOA website and are subject to clarification)

There is an extensive rear yard, not measured.

Gross Frontage	18.94 m	62'2"
Shop Depth (Max)	31.84	104'6"
Ground Floor NIA	457.93 sq m	4,929 sq ft
First Floor Ancillary	391.74 sq m	4,217 sq ft

Part was previously occupied by McDonald's restaurants and therefore had A3 consent. There is a fire escape and loading access to a substantial rear yard capable of handling HGV deliveries and also offering a number of parking spaces depending upon the layout. To the rear is one of the Town Centre's public pay and display car parks.

Tenure

Available on a new FR&I lease subject to vacant possession or a temporary let at nil rent.

Rent

Offers in excess of £65,000 pax or nil for a temporary let.

EPC

Grade E, details available

Business rates

Rateable value: 2017	£67,000
UBR:	0.49 3p
Rates Payable:	£33,031

£12,000 reduction following rates revaluation

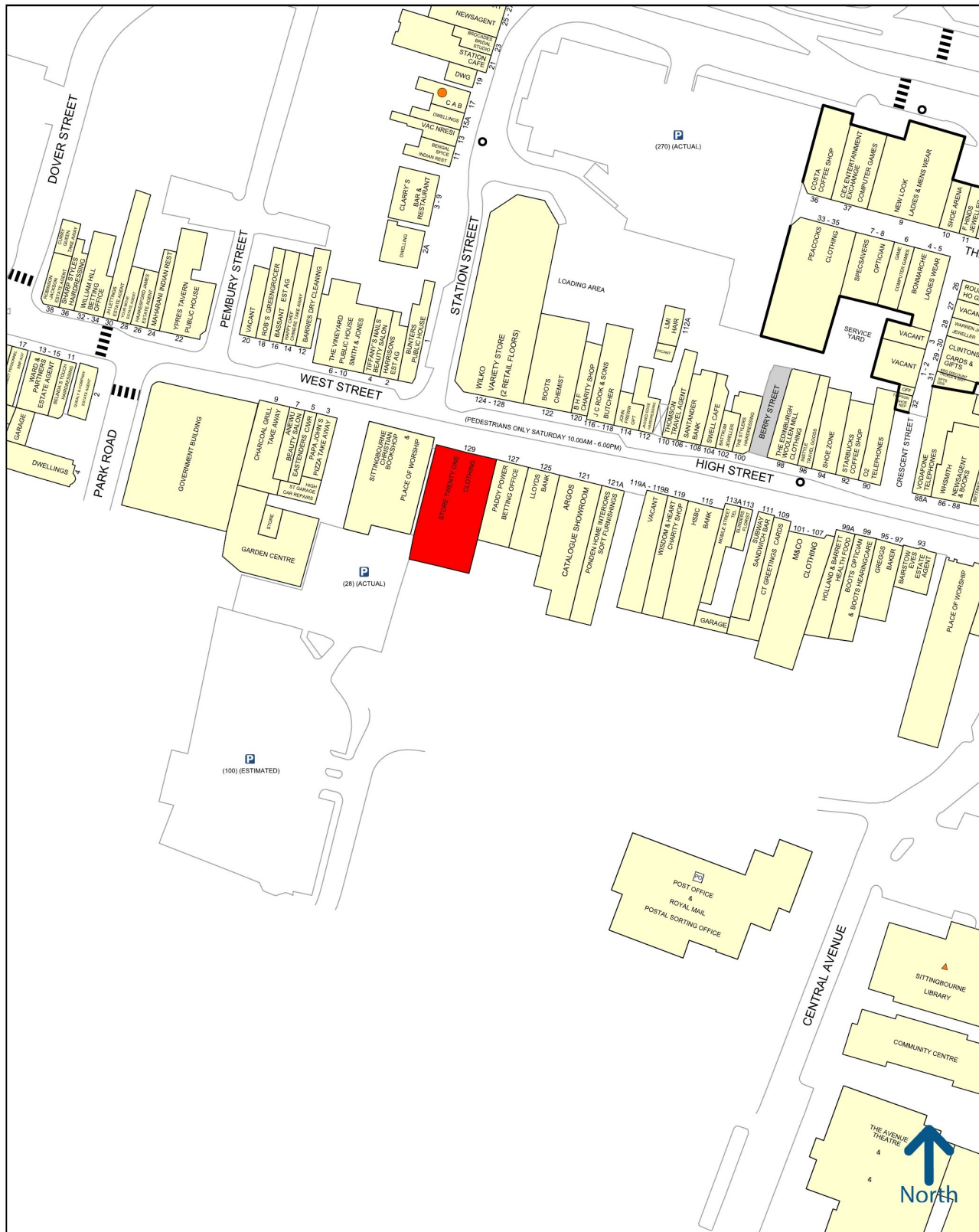
Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.



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