

116 HIGH STREET CHATHAM, KENT ME4 4BY



**SUBSTANTIAL PART 3 STOREY BUILDING
SHOP WITH UPPER PARTS**

FOR SALE

LOCATION

The property is situated on the south side of the High Street approximately 150 metres west of the junction with Military Road and Railway Street in Chatham town centre. Waterfront Way the service road to Chatham bus station is situated less than 50 metres to the east.

There is a public car park situated immediately to the rear of Nos. 116-132 High Street. Vehicular access to the car park is from Best Street/Railway Street.

DESCRIPTION

The property comprises a substantial part 3 storey and part 2 storey L-shaped building.

On the ground floor there is a substantial, basically rectangular shaped, shop. There is a full height display window to the High Street frontage. At the rear of the sales area there is a store room and a warehouse/store. The accommodation on the upper floors comprises a landing, 3 offices, a store room, 2 separate WCs and ancillary accommodation on the first floor and a landing and 3 offices/stores on the second floor.

At the rear of the building there are 2 lock-up stores and a car port/covered loading area.

ACCOMMODATION

Ground Floor

Shop	1,488 sq. ft.	(138.24 m ²)
Store	438 sq. ft.	(40.69 m ²)
Rear storage area	283 sq. ft.	(26.29 m ²)

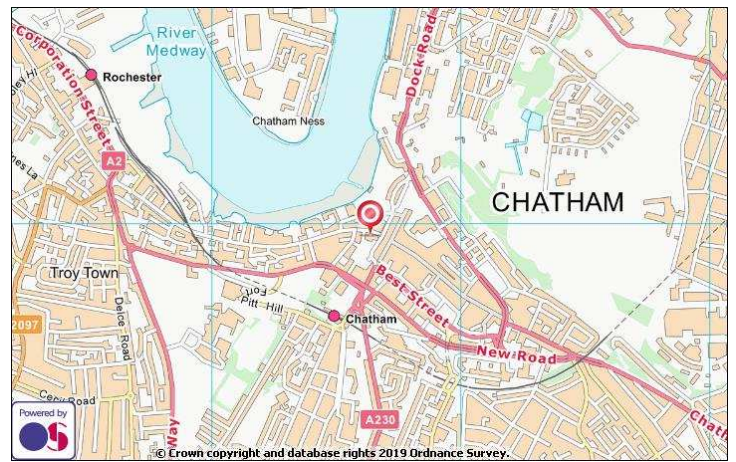
First Floor

Landing		
Office	120 sq. ft.	(11.15 m ²)
Office	92 sq. ft.	(8.55 m ²)
Office	161 sq. ft.	(14.96 m ²)
Store	67 sq. ft.	(6.22 m ²)
Male WC		
Female WC		
Studio	860 sq. ft.	(79.89 m ²)
Store	451 sq. ft.	(41.90 m ²)
Store	459 sq. ft.	(42.64 m ²)
	2,299 sq. ft.	(213.58 m ²)

Second Floor

Landing		
Office/store	90 sq. ft.	(8.36 m ²)
Office/store	120 sq. ft.	(11.14 m ²)
Office/Store	152 sq. ft.	(14.12 m ²)
	362 sq. ft.	(33.63 m ²)

LOCATION PLAN



SALE PRICE

The property is available for purchase with full vacant possession for a sum of £395,000 for the freehold.

In accordance with HMRC Anti Money Laundering legislation, we are obliged to undertake full identity verification checks of all purchasers. In the event that an offer is made and accepted on the property, interested parties should be aware that we will require such ID verification before solicitors are instructed to proceed with a transaction.

VAT

We understand the purchase price will not be subject to VAT.

BUSINESS RATES

The current entry in the Rating List for the property is:-
Shop & Premises Rateable Value £20,000

LEGAL COSTS

Each party to bear their own costs.

EPC

The property has been rated Band E (112) and is valid until 14.09.2030. The Energy Performance Certificate is available to view upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment via the sole agents:-

WATSON DAY CHARTERED SURVEYORS

Julian Scannell

01634 668000/07860 302086

julianscannell@watsonday.com

2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



01634 668000