



## OFFICE/RETAIL PREMISES TO LET (STP)

**762 sq ft (70.79 sq m)**

**LEASEHOLD**

**127 STATION ROAD, RAINHAM, GILLINGHAM, KENT ME8 7SP**

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## LOCATION:

The premises are situated in a prominent position on Station Road, Rainham, directly opposite the car park and within easy walking distance of Rainham mainline railway station. This location is just to the north of Rainham High Street with its retail amenities and the A2 leading, via the dual carriageway Hoath Way, to Jct 4 of the M2 which is just under 4 miles to the south.



## DESCRIPTION:

The premises comprise a modern, single storey premises currently being used as offices, comprising a larger open plan office to the front, kitchen and WC facilities to the rear and an additional meeting room. There is also parking for 3 cars to the rear.

The property has the current benefits:

- Gas fired central heating via radiators  
Fluorescent lighting  
Carpeting and double glazing throughout  
Well fitted kitchen  
Separate meeting room  
3 car parking spaces

## ACCOMMODATION:

Main area approximately	545 sq ft
Kitchen approximately	62 sq ft
Meeting room approximately	155 sq ft
<b>TOTAL:</b>	<b>762 sq ft</b>

## TERMS:

The property is to let on a new full repairing and insuring lease for a term to be agreed.

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## **RENT:**

£12,000 per annum exclusive

## **LEGAL COSTS:**

Each party to be responsible for their own legal and other costs associated with the transaction.

## **PLANNING & BUILDING REGULATIONS:**

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:	Surgery and Premises
Rateable Value:	£6,800
Rates Payable:	Potentially nil if this is the occupiers only property as occupiers of premises with a Rateable Value below £12,000 may qualify for full relief.

Potential applicants are advised to check with the Local Rating Authority for the actual business rates payable.

## **EPC:**

The Energy Performance Asset Rating for this property is Band D (100).

The EPC for this property can be downloaded from Harrisons website.

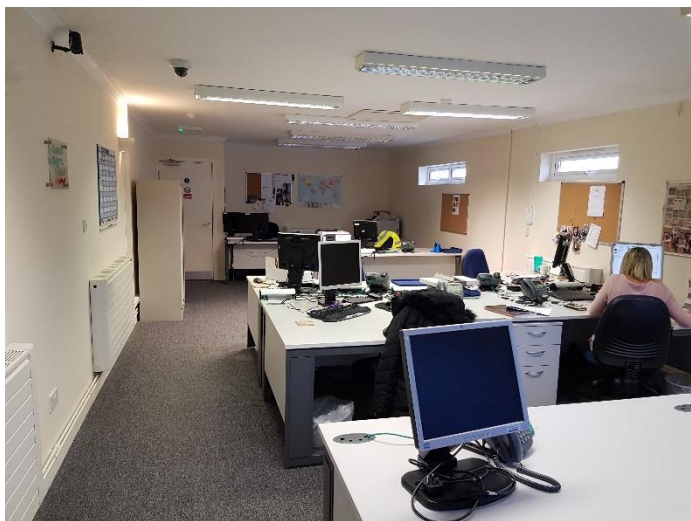
## **VIEWING:**

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Ref: 06/02/19 / SP / 3115

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

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**IMPORTANT NOTICE** Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

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.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

6 No person in the employment of Harrisons has any authority to make or give any representation or warranty whatever in relation to this property.

7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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