



LARGE RETAIL PREMISES IN PROMINENT POSITION WITH STORAGE AND DEVELOPMENT POTENTIAL (SUBJECT TO THE USUAL CONSENTS)

4,868 Sq Ft

LEASEHOLD/FREEHOLD

**1-5 KING STREET / 87-89 JEFFERY STREET
GILLINGHAM, KENT ME7 1EY**

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The premises are located on the east side of King Street, between its junctions with Gillingham High Street to the south and Jeffery Street to the north. King Street now forms part of the peripheral route which passes around the north of the Town Centre, being one-way at this point.

Gillingham is part of the Unitary Authority of Medway and the mainline railway station is within easy walking distance and the M2/A2 motorway is accessible to the south.

DESCRIPTION:

The premises comprise two retail units with storage above and behind.

The property is in two distinct parts with an alleyway providing access to the rear storage area and rights of access to a number of residential properties located within Jeffery Street.

The adjoining terraced building, number 91 Jeffery Street could also be included within a sale if required at an additional price.

ACCOMMODATION:

All areas are approximate.

1-5 King Street

Ground Floor retail area:	1,106 sq.ft.	102.74.sq.m.
Office:	27 sq.ft.	2.6 sq.m.
WC		
First Floor Showroom:	716 sq.ft.	66.5 sq.m.
Exterior - Yard	1,500 sq.ft. 140 sq.m.	
Store		

87-89 Jeffery Street

Retail area (split into various parts)	1,329 sq.ft.	123.43 sq.m.
Storage:	393 sq.ft.	36.55 sq.m.
Office:	46 sq.ft.	4.29 sq.m.
First Floor Showroom:	1,251 sq.ft.	116.19sq.m.

TERMS:

The property is for sale freehold or to let, in parts or as a whole. Terms on application.

PRICE:

£30,000 per annum exclusive for the whole
Offers in the region of £300,000 for the whole (may split)

LEGAL COSTS:

Ingoing Tenant to be responsible for both parties legal costs in the event of a letting. Each side to pay their own legal costs in the event of a freehold sale.

PLANNING & BUILDING REGULATIONS:

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

BUSINESS RATES:

We understand that the property is rated as a whole under 87-91 Jeffery Street, Gillingham - Rateable Value £23,500. Please note this is not the rates payable - Interested parties should make their enquiries with regard to the rates payable by contacting Medway Council.

EPC

The EPC for this property can be found by clicking on the link below. If the link is not live please copy and paste the link into your web browser.

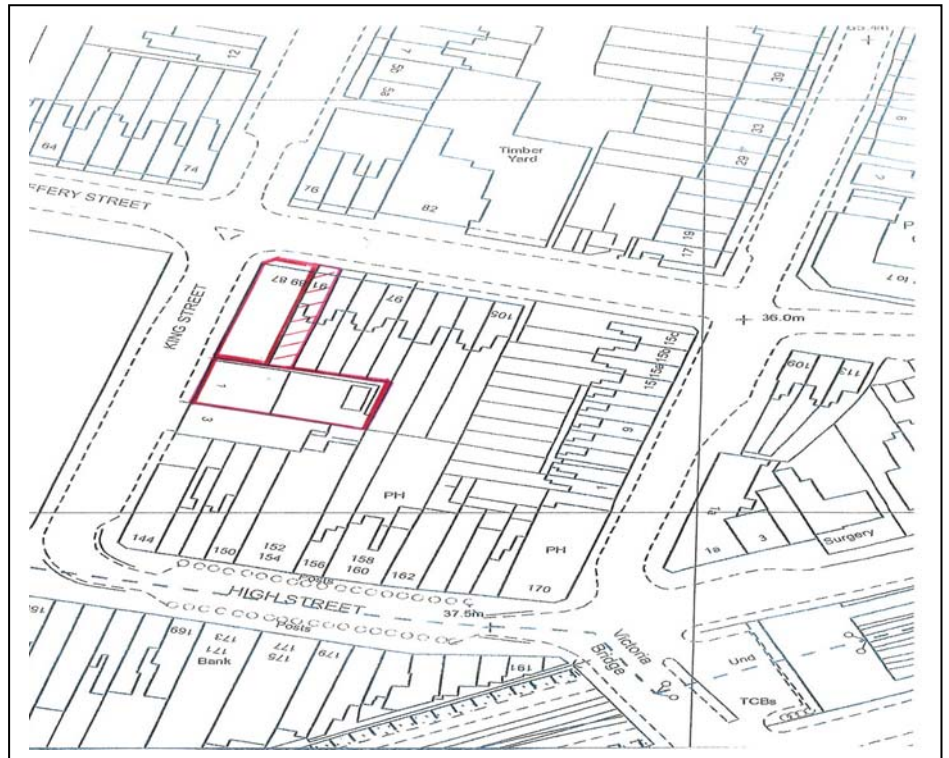
1-5 King Street - <https://www.ndepcregister.com/direct/report/9792-3064-0821-0100-2191>

87-91 Jeffery St - <https://www.ndepcregister.com/direct/report/0940-1948-0312-2240-3014>

VIEWING:

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Ref: 17/09/13/ JPC / 809



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- 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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