

Property Consultants



Crosthwaite  
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

118-120 High Street, Gillingham ME7 1AU



- Prime Retail Unit in the Heart of Gillingham
- Great Location Fronting High Street
- Quoting £52,500 Per Annum
- 12,400 sq ft (1,152 sq m)
- Suitable For a Variety of Uses, Subject to Planning

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)



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## LOCATION

The property is located in the busy town of Gillingham which is situated in Kent approximately 34 miles south-west of London.

The property occupies a prominent central location within the town with nearby occupiers including Shoe Zone, Poundland, Cex, Boots, Iceland Foods and Greggs.

Gillingham Train Station is approximately 240 yards away from the premises along with an abundance of parking and bus services.

## DESCRIPTION

The available unit is 12,400 sq ft across the ground and first floors and occupies a prominent position on High Street.

The unit has a prominent frontage directly on the high street providing an excellent signage opportunity.

Internally, the property is in good condition and comprises an open sales area on the ground floor and ancillary storage on the first floor.

The unit benefits from a small yard along with a large public car park to the rear.

## ACCOMMODATION

(All net areas are approximate)

Ground Floor	6,200 sq ft	576.0 sq m
First Floor	6,200 sq ft	576.0 sq m
<b>Total</b>	<b>12,400 sq ft</b>	<b>1,152 sq m</b>



## TENURE

A new lease is available directly from the landlord for a term by arrangement.

## RENT

We are quoting **£52,500 per annum exclusive**.

## VAT

If elected, VAT will be paid at the prevailing rate.

## USE

The property currently benefits from an 'E' use class, which includes retail, professional services, cafes although other uses will be considered subject to planning.

## RATING

The unit is rated as Shop and Premises with a 2023 Rateable Value of £58,000.

Interested parties are invited to make their own enquiries with the relevant authority.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

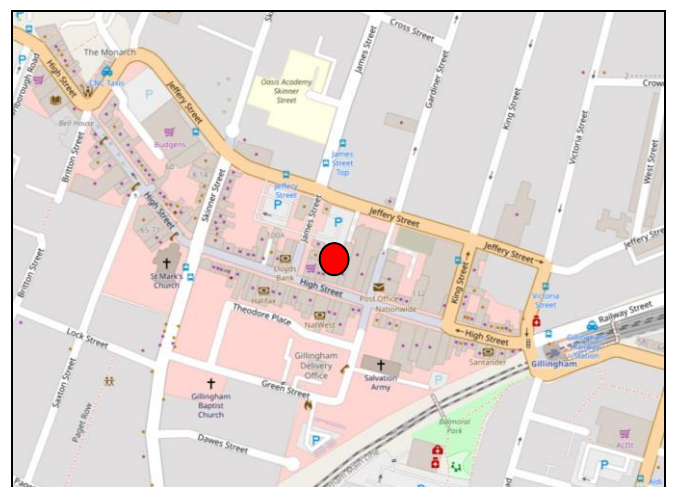
## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY**

**October 2023**