

109 HIGH STREET, CHATHAM,
KENT, ME4 4DH

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

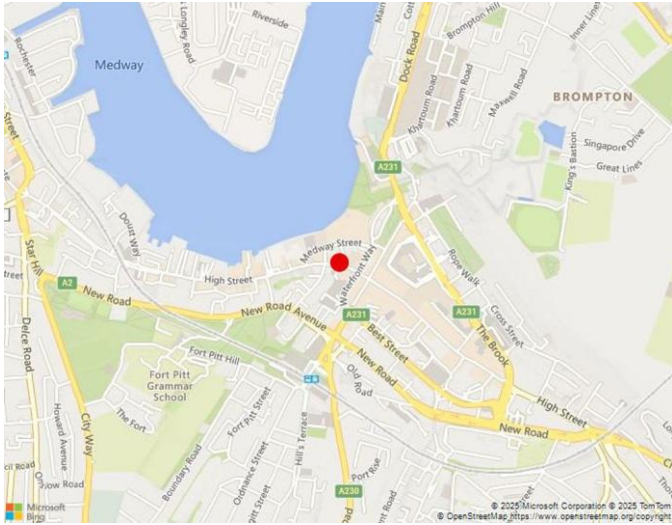


OPEN PLAN GROUND FLOOR RETAIL UNIT TO LET

- High Street Frontage
- Suspended Ceiling Throughout
- 3,437 Sq Ft NIA
- Former Dance Studio
- Suitable For a Variety of Business Uses

Maidstone (01622) 673086 • Ashford (01233) 629281 • sibleypares.co.uk

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EPC

Rating (D) 99

Rateable Value

RV £15,000 @ 49.9p in the £

Rates payable £7,485 for the year 2025/26

Rent

£25,000 Per Annum Exclusive

Terms

The premises are immediately available by way of a new effective full repairing and insuring lease subject to a service charge. The term to be agreed by negotiation and subject to upward only rent reviews to market rent

Legal Costs

Each side to bear its own legal and professional costs

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Viewing



Thomas Langston

thomas.langston@sibleypares.co.uk



Dominic Barber

dominic.barber@sibleypares.co.uk

Location

The property is located on Chatham High Street, within a few minutes walk of the Pentagon Shopping Centre. Nearby occupiers include Yorkshire Building Society, Lloyd's Bank, Halifax and other independent retailers. The property is situated within an area that is receiving extensive regeneration. It is within a short walk of Chatham Train Station, which provides high speed services to London St Pancras.

Description

To let - Substantial open plan retail premises in high street location. Recently traded as a dance studio.

Accommodation

The property consists of an open plan ground floor retail/office premises with further separate office rooms with suspended ceiling throughout. Benefitting from a kitchenette, WC facilities and further storage space. The property has been measured on an NIA basis as follows:

Area		
Retail Area	3,371	313.19
Kitchenette	41	3.81
Storage	25	2.27
Total NIA	3,437	319.30

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NOTE: Rental, prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.