



GROUND FLOOR CORNER OFFICE/RETAIL UNIT FOR SALE

1,469 Sq Ft (136.47 Sq M)

LONG LEASEHOLD

45 GREEN STREET, GILLINGHAM, KENT ME7 1AD

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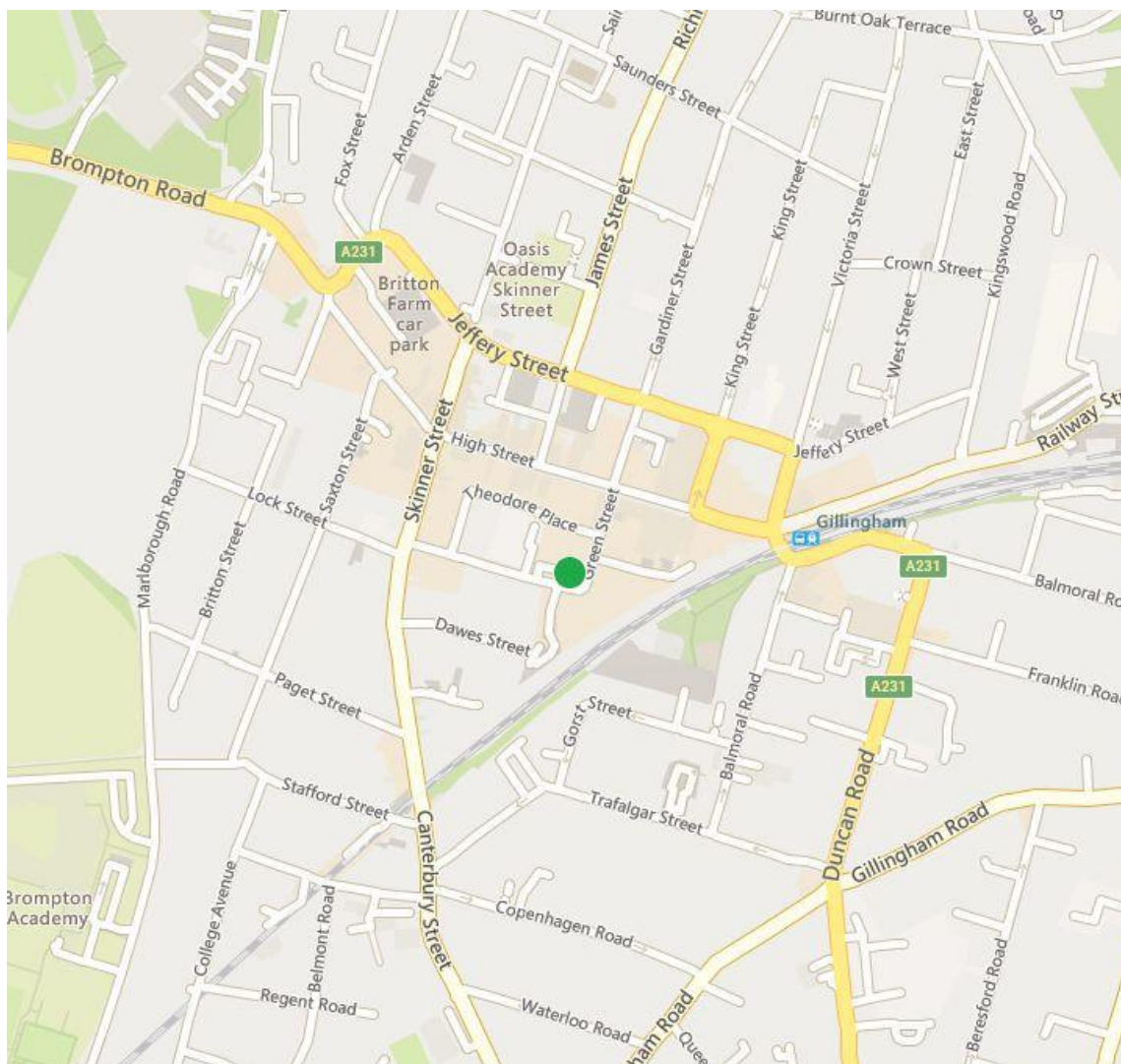
PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The property is located on Green Street, Gillingham, which links Canterbury Street with the High Street. The main High Street retail centre of Gillingham is therefore very close to the property, as is Gillingham main line railway station which offers services to London in under an hour and the Kent coastal towns.

The property is well located for road access to the A2-M2, providing access to the wider national motorway network.



DESCRIPTION:

The premises comprise a ground floor office/retail unit with a prominent corner frontage in the centre of Gillingham. The current layout comprises a ground floor retail/office area with a partitioned private office and store to the rear. There are also 2 WCs (one not in use) and kitchen. The property also benefits from a secure basement store.

ACCOMMODATION:

All areas are approximate and net internal:

Ground Floor:

| | | |
|---|--------------------|----------------------|
| Main office/retail area including private office and store: | 989 sq ft | (91.85 sq m) |
| Kitchen with single drainer sink: | 83 sq ft | (7.74 sq m) |
| Basement Store: | 397 sq ft | (36.87 sq m) |
| Total: | 1,469 sq ft | (136.47 sq m) |

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TERMS:

The property is for sale on the basis of a long leasehold interest which we understand is for 999 years from 10th February 1988 at a peppercorn rent.

PRICE:

Offers in the region of £195,000 are invited for the long leasehold interest.

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: Shop & premises
Rateable Value (2023): £13,750
UBR in £: 49.9p

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

EPC:

The Energy Performance Asset Rating for this property is Band C (58).

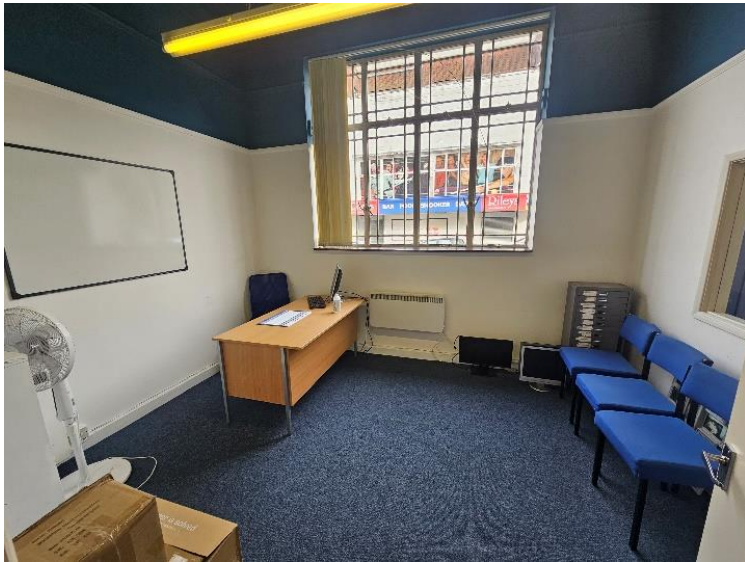
The EPC for this property can be downloaded from Harrisons website.

VIEWING:

Jonathan Creek
01622 944000
jcreek@harrisons.property

Phoebe Perrior
01622 944000
pperrior@harrisons.property

www.harrisons.property



PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrison's 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 Harrison's 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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Maidstone Office: Springfield Rag Room, Mill Lane, Maidstone, Kent, ME14 1GU
 info@harrisons.property | T: 01622 944000
 Medway Office: Innovation Centre Medway, Maidstone Road, Chatham, Kent ME5 9FD
 info@harrisons.property | T: 01634 265900

