



SMALL GROUND FLOOR RETAIL UNIT TO LET

445 Sq Ft (41.34 Sq M)

LEASEHOLD

62A TWYDALL LANE, GILLINGHAM, KENT ME8 6JF

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

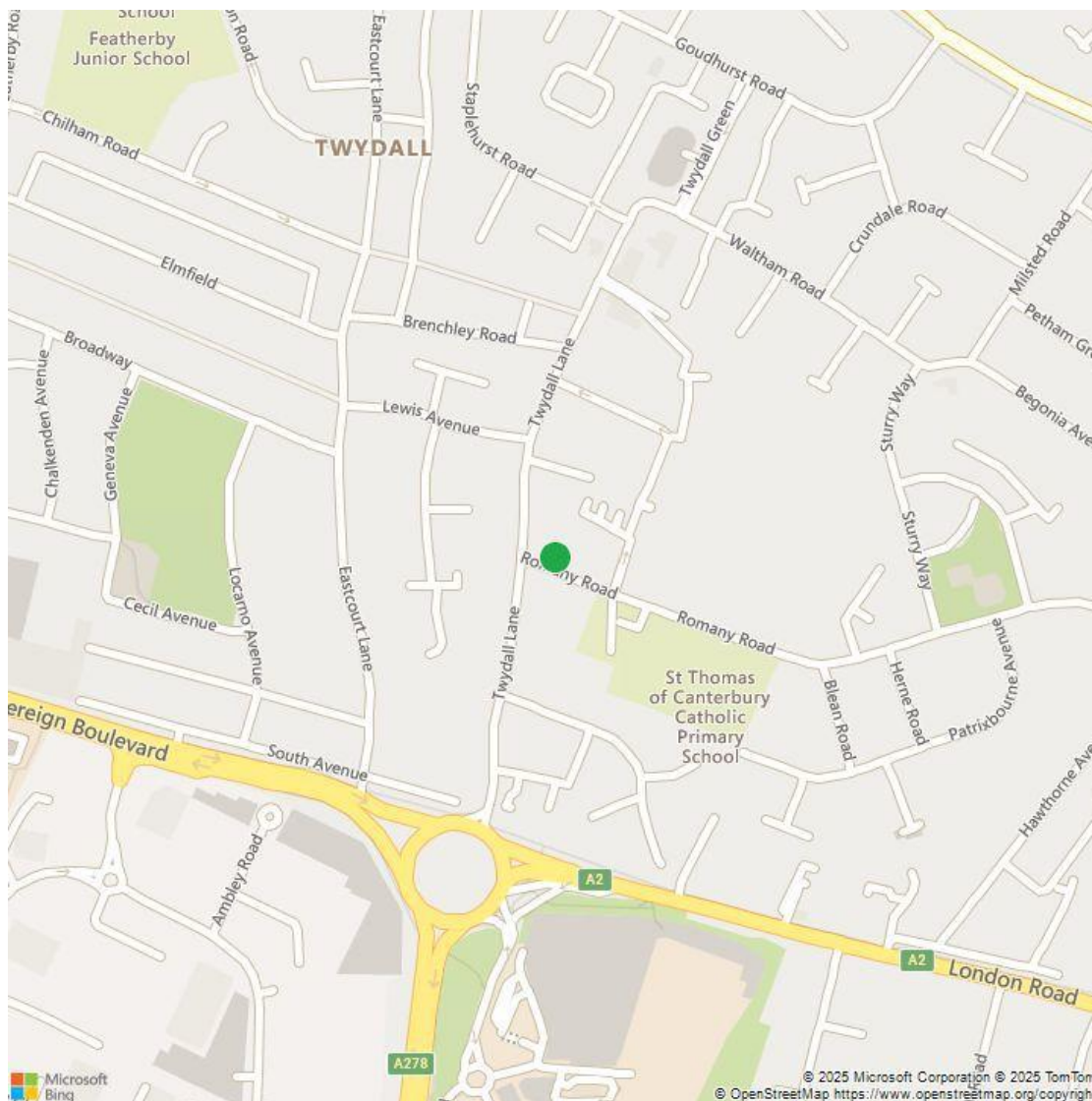


LOCATION:

The property is located on Twydall Lane, close to its junction with Romany Road, in the predominantly residential area of Twydall in Gillingham. The position offers good visibility and easy access for local customers, with limited on-street parking available nearby.

Twydall Lies around 2 miles from Gillingham town centre and a short drive from the A2 and M2, providing excellent connections to the surrounding Medway towns and wider motorway network. Gillingham and Rainham railway stations are both within 2 miles of the premises, providing services to London and the coastal towns.

Twydall Green parade is a short walk away, with a mix of local and regional multiple occupiers.



DESCRIPTION:

The premises comprise a small detached, self-contained retail unit formerly trading as a hairdressing salon and then most recently physiotherapy clinic.

The property benefits from having a large glazed frontage, 2 internal partitioned rooms and kitchen & WC facilities, electric heating, wood laminate flooring, and a CCTV security system.

Fixtures and fittings suitable for a hairdressing salon, including a hair wash basin, chair and reception desk may be available by separate arrangement if required.

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ACCOMMODATION:

All areas are approximate and net internal:

Ground Floor Retail Area: 445 sq ft (41.34 sq m)

Kitchen & WC

Internal partitioning

TERMS:

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

RENT:

£7,500 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: Hairdressing salon and premises

Rateable Value (2023): £6,900

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, Medway Council, for the actual business rates payable.

EPC:

The property does **not** require an EPC certificate..

VIEWING:

Jonathan Creek

01622 944000

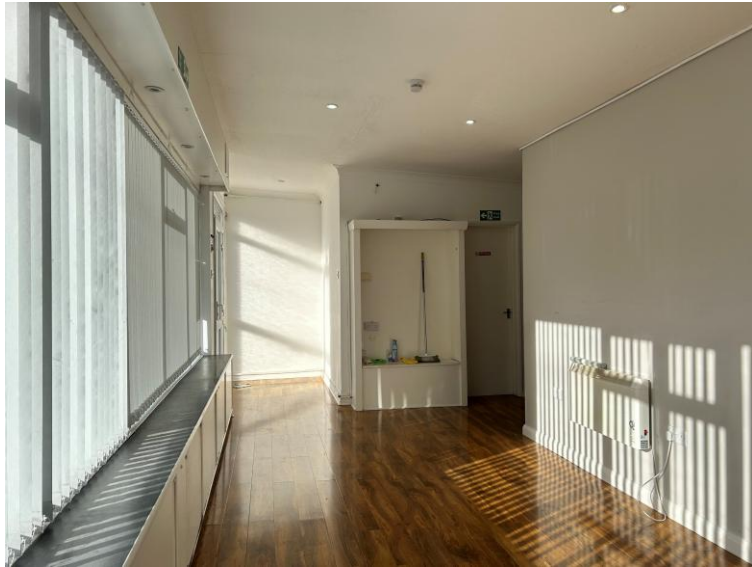
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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

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- 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.
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- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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Ref: 08/12/25 / / 2039

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