



CAFÉ SPACE IN ESTABLISHED SPORTS CENTRE

676 Sq Ft (62.8 Sq M)

TO LET

**CAFE SPACE AT STROOD SPORTS CENTRE, WATLING STREET,
STROOD, ROCHESTER, KENT ME2 3JQ**

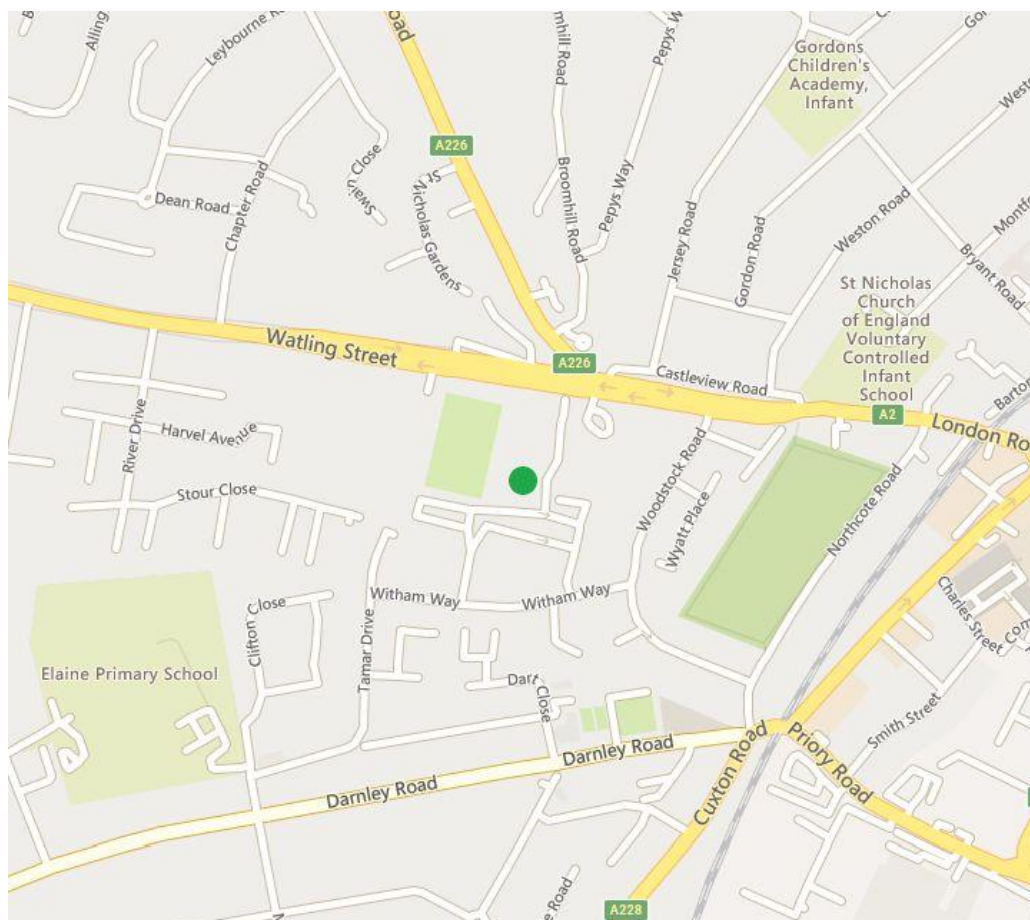
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LOCATION:

Watling Street forms part of the A2 London to Dover trunk road and lies to the southern side of Gillingham, between the town centres of Chatham to the west and Rainham to the east. Close to Strood railway station and M2 motorway, it offers excellent connectivity to London and south-eastern towns.



DESCRIPTION:

The cafe facility is situated to the rear of the Strood Sports Centre, overlooking the football pitches. The spaces comprises a kitchen/servery, prep room, indoor seating area and adjoining outdoor area for the option of outdoor seating. The prep room includes 2 stainless hand wash basins. The servery includes stainless steel worktops, a hot and cold display cabinet and other equipment including fridges and dishwashers.

Within the seating area are toilet facilities maintained by the sports centre.

The café only serves the sports centre customers; there is no opportunity for passers by to access the café. The monthly footfall at Strood is approximately 25,000 visitors.

Please note any equipment within the property has not been tested by ourselves and it is the responsibility of the incoming tenants to satisfy themselves as to their working order.

ACCOMMODATION:

All areas are approximate and net internal:

Seating area:	404 sq ft	(37.49 sq m)
Servery/Kitchen Area:	194 sq ft	(18.02 sq m)
Prep/Wash Area:	78 sq ft	(7.25 sq m)
Total:	676 sq ft	(62.8 sq m)

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TERMS:

A new Internal Repairing and Insuring lease for a term to be agreed.

RENT:

£8,500 per annum inclusive

FOOD OFFERING:

Coffee shop offerings, i.e. sandwiches/toasted sandwiches, salad boxes, cakes/pastries, hot/cold drinks. Menu options should reflect the council's healthier lifestyles policy. No fried foods as there is no extraction. The café business is expected to work in partnership with the centre staff where possible. The centre manager will make final decisions on all activities within the sports centre.

HOURS OF USE:

Normal opening hours:

- Monday to Friday: 6.30am to 9pm
- Saturday and Sunday: 8am to 4pm

The café can choose their own opening hours in line with the above times (subject to approval), but must be cleared up/closed prior to the closing times.

The café will have the opportunity to cater for parties/events held at the Centre, usually held on weekends, with roughly 2-4 parties expected per month. Plans for party/meeting room catering packages should be included in the application.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

APPLICATIONS:

Applications put forward must include a written business case submission including their rental offer. Applicants will need to explain their proposals for food/drink offering, as well as a business plan and their experience in running café operations. Food handling/hygiene certificates and appropriate qualifications will also need to be included within the application.

The Council will not be bound to accept any party applying but will consider each application on their merits. Shortlisted applicants will be expected to meet with the Council/Sports Centre, potentially with a taster session, so that it can be fully appraised, before the party is chosen.

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:

To be assessed.

EPC:

The Energy Performance Asset Rating for this property is Band C (64).

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

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

IMPORTANT NOTICE Harrisons 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 Harrisons 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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