



Commercial Units For Sale/Let



LOCATION

Gillingham is located within the Medway area of Kent, approximately three miles east of Rochester, eight miles north-west of Maidstone and 35 miles east of Central London.

The town benefits from excellent transport links, with direct access to the A2/M2 corridor and regular rail services to London and the Kent coast. High-speed services provide journey times to London of approximately 45 minutes.

Gillingham serves a large residential catchment and offers a broad range of amenities. Commercial activity is centred on the pedestrianised High Street, which accommodates a mix of national and independent occupiers.

The subject properties occupy a prominent neighbourhood position within the town centre, close to the main retailing area and within easy walking distance of Gillingham railway station. Nearby occupiers include **Tesco Express** and two newly let established food and beverage occupiers.

ACCOMMODATION

The properties are arranged over the ground floor, with the following approximate dimensions and gross internal floor area:-

46 Napier Road

Internal Width (max)	20.8 m	68 ft 2 ins
Building Depth (max)	8.7 m	28 ft 8 ins
Ground Floor	181.8 sq m	1,957 sq ft

Unit B, 42-44 Napier Road

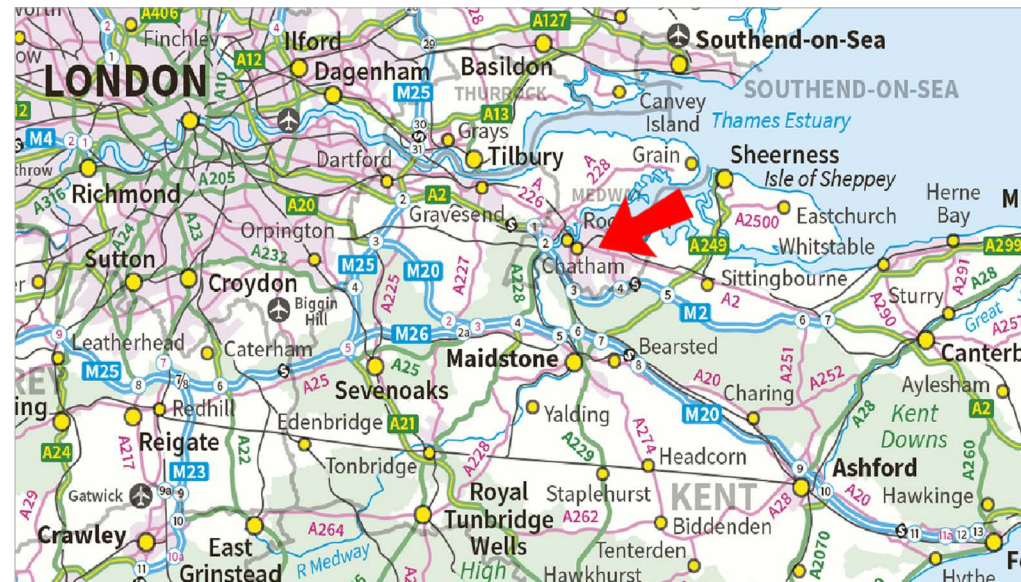
Internal Width (max)	9.4 m	30 ft 8 ins
Built Depth (max)	17.9 m	58 ft 8 ins
Ground Floor	168.3 sq m	1,812 sq ft

The property benefits from a self-contained yard.

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Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001





TERMS

Both properties are available by way of a new ten year full repairing and insuring lease, **rent available upon application**, subject to five yearly upward only rent reviews.

Both properties separately available for purchase, **price available upon application**.

RATING ASSESSMENT

Rates to be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available on request.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant or purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

PLAN

