



**WOOLLEY  
& WALLIS**

# Coachman's Corner

Gillingham, SP8 4AY

## The Property at a Glance

Mixed investment opportunity  
Fully let  
Close to High Street

Guide Price £325,000 (gross initial yield of 7.74%)

## A well balanced mixed-use investment, situated in an attractive corner of Gillingham Town Centre.

### Property

Coachman's Corner is situated just off the High Street in an attractive setting fronting South Street and The Square and comprises an unlisted building of traditional construction with whitewashed brick elevations under a predominantly slate-tiled roof. The building provides two ground floor retail units together with two self-contained flats within its upper parts. The property is currently fully let with a **passing rent of £25,140 per annum**.

1 Coachman's Corner, which is let as a pottery workshop, consists of a main sales area, with partitioning to the rear workshop, WC and a corridor that leads to the rear fire escape.

2 Coachman's Corner is let to a beautician. The layout provides a reception, two treatment rooms and a WC. There is a fire escape to the rear.

The Flats are accessed via a shared corridor which is situated off South Street. Flat 1 provides one bedroom accommodation, a kitchen/ dinner and bathroom. Flat 2 provides two bedrooms over two floors together with a large kitchen/ diner and bathroom.

### Occupancy

Property	Tenant	Sq Ft	Rent PA	Lease Terms
1 Coachman's Corner	Let to a private individual as a pottery workshop.	356	£3,540	5 year IRI lease expiring 31/05/2027. A tenant break option 01/06/2025, was not exercised.
2 Coachman's Corner	Let to a private individual t/a Donna Marie	642	£6,000	3 year IRI lease expiring 31/03/2026.
Flat 1	Private Tenant let on a AST	-	£7,200	AST
Flat 2	Private Tenant let on a AST	-	£8,400	AST

#### GENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in September 2025.



### The Situation

Gillingham offers services to cater for most everyday requirements including Waitrose, Asda and Lidl supermarkets, pharmacy, bank, post office, doctors' surgery, pubs and cafes. Gillingham benefits from a mainline railway station serving London Waterloo (2 Hours) and the West Country and is located just 4 miles from the A303 giving road access to the South West and London via the M3, whilst the A350 provides access to the coast. For more diverse shopping and hospitals, the towns of Yeovil and Salisbury are 30 – 45 minutes by car. The area provides a number of highly regarded state and independent primary and secondary schools and numerous leisure activities are on offer at the local leisure centre as well as golf, horse riding, cycling rugby and football clubs in the vicinity. There are lovely countryside walks and places of interest to visit right on the doorstep.

### Services

Mains water, drainage and electricity are connected to the property. Ultrafast broadband is available and all mobile phone networks have good coverage.

### Energy Performance Certificates

Shop 1: 'C' (51) Shop 2: 'C' (58) Flat 1: 'D' (56) Flat 2: 'E' (49)

### Directions

Post code: SP8 4AY

What3words /// vans.blend.country

From Shaftesbury take the B3081. At the mini roundabout take the 2<sup>nd</sup> exit towards the Town Centre. Continue to the end of the High Street and bear left at the Red Lion Pub. Keep left and the property is to the left of Farnfields Solicitors.