



**DETACHED FORMER DOCTORS SURGERY PREMISES
WITH 10 PARKING SPACES**

2,430 Sq Ft (225.75 Sq M)

FOR SALE - FREEHOLD

**HIGHPARKS MEDICAL PRACTICE, HERMITAGE ROAD, ROCHESTER,
HIGHAM, KENT ME3 7DB**

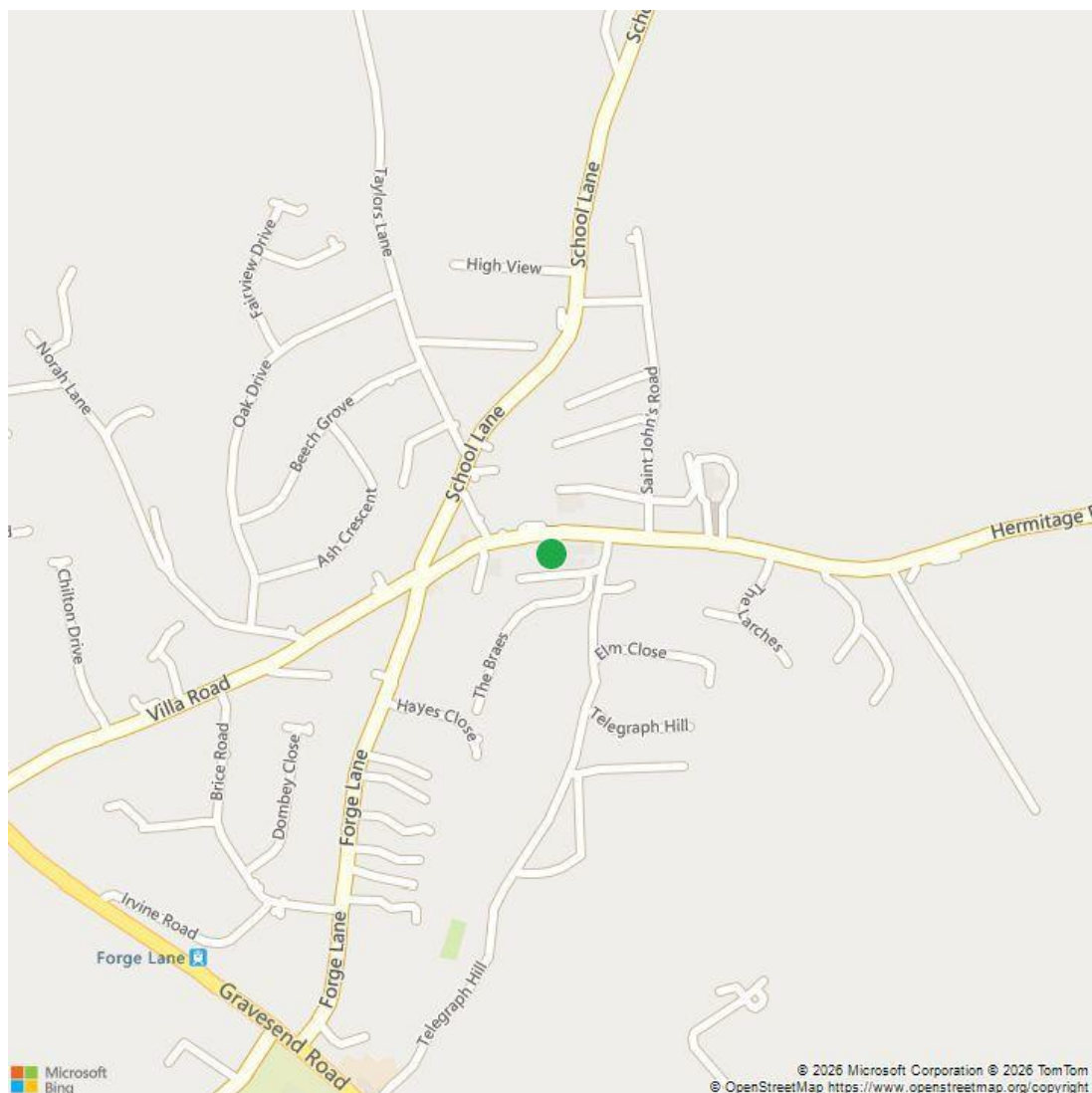
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



LOCATION:

The property is within the village of Higham. Higham lies between the Thames and North Downs, between Gravesend and Rochester. The premises itself is located close to the junction of Hermitage Road and School Lane. St Johns Church is close by, as are the retail offerings mainly located in Forge Lane and School Lane. The main Medway Towns conurbation is approximately 3 miles to the southeast and Gravesend approximately 4.5 miles to the northwest via the Rochester/Gravesend Road. Junction 1 of the M2 is, approximately, 3 miles to the south.



DESCRIPTION:

The property appears to have been purpose built as a doctor's surgery in the 1980's resembling a large detached residential property of traditional brick and block cavity construction under a pitched tiled roof. To the front is a car park for approximately 9 cars and 1 disabled space.

The property comprises a reception area (with kitchenette off) and waiting room on the ground floor with various consultation rooms and office space. The first floor comprises staff areas and other consultation and office space. WCs are available on each floor as are storage rooms.

The surgery benefits from gas fired central heating, fluorescent lighting and double glazing.

The rear of the property is built up to the boundary of the site and therefore there is no additional external area or garden.

The surrounding area is a mix of mainly residential and some commercial. The Gardeners Arms public house is just to the west.

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ACCOMMODATION:

All areas are approximate net internal:	Sq M	Sq Ft
Reception Entrance	10.87	117
Consultation Room	20.68	223
Reception office (including kitchenette)	30.89	333
Office	11.09	119
Consultation Room	11.05	119
Consultation Room	6.21	67
Consultation Room	12.79	138
Consultation Room	17.63	190
Rear door to inner lobby, storerooms off, disabled WC.		
Waiting Room	26.38	284
Stairs to First Floor		
Landing/open comms cupboard	1.96	21
Kitchen, with single drainer sink, electric hob	4.92	53
Worktops and cupboards under and over		
Staff/common Room	25.96	269
Front Room	20.07	226
WCs		
Office	4.54	49
Office/Store	1.64	18
Office	6.19	67
Rear room	12.74	137

It is currently in use as a car park providing 9 spaces, and 1 disabled space.

TERMS:

The property is for sale Freehold

PRICE:

Offers in the region of £650,000 are invited.

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: Surgery and premises

Rateable Value (2026): £14,500

UBR (2026-27) in £: 43.2p

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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 - 59 and is valid until 15th February 2028.

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

VIEWING:

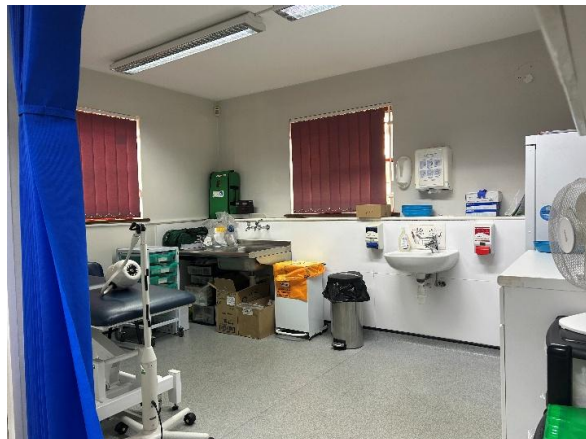
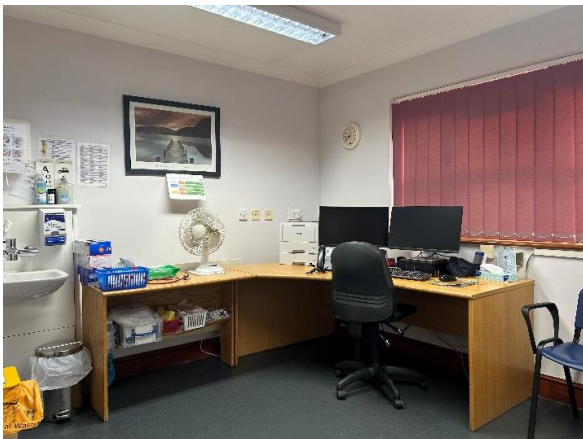
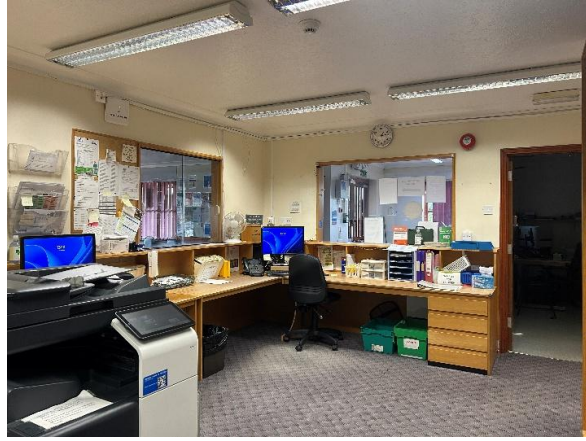
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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

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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.

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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