



**PART INVESTMENT RESIDENTIAL/RETAIL BUILDING FOR SALE  
GROUND FLOOR DUE TO BE LET**

**1,709 Sq Ft (158.67 Sq M)**

**FREEHOLD**

**143 WATLING STREET, GILLINGHAM, KENT ME7 2YY**

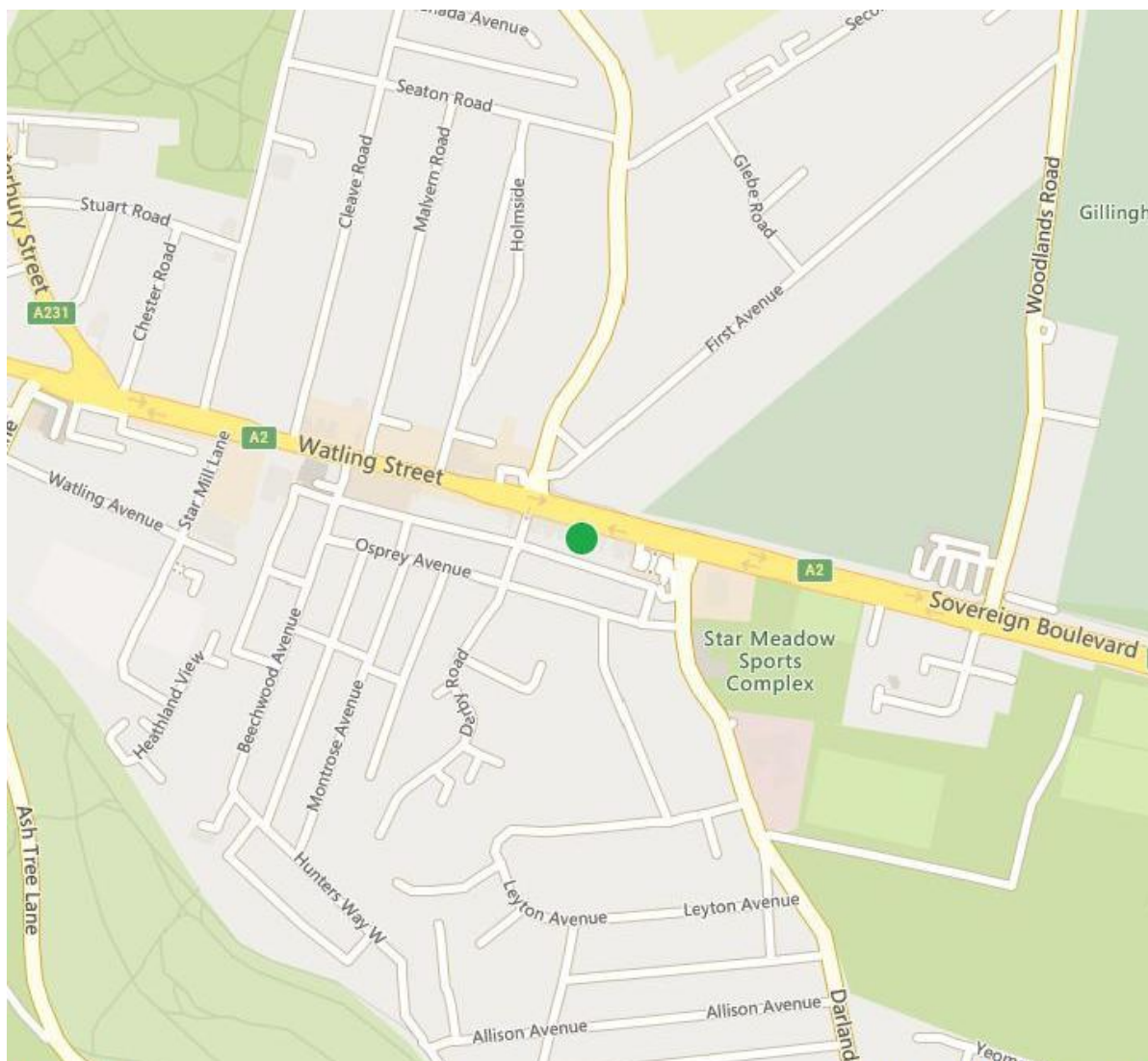
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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS



## LOCATION:

The property is located in Watling Street Gillingham which is itself on the A2, London to Dover Road. This also gives access to the M2 motorway which is situated approximately 3 miles to the south. Gillingham has all the necessary amenities such as shops and schools with access to a mainline railway station on the High-Speed Link into London to the west and the coast to the east, and forms part of the wider Medway Towns conurbation.



## DESCRIPTION:

This is a mixed-use mid-terrace property comprising a ground floor lock up shop which will be let to a local tenant for a term of 10 years with a tenant's only break at the end of the fifth year at a rent of £8,000 per annum for the first five years of the term and, thereafter, to be reviewed for the next five years in the event that the break is not activated. The freehold will be sold subject to the proposed lease but otherwise with vacant possession. The lease will be excluded from the Landlord and Tenant Act 1954.

Above this and with separate access, there is a maisonette arranged over three storeys. The original front part of the property is of solid brick construction whilst it is believed that the rear extensions are of cavity wall construction and pebbledash render. These are mainly under a pitched clay tile roof; however, a later kitchen and workshop extension had a flat felt roof. The property has a mixture of timber and uPVC double glazed windows and doors. Both the ground floor shop and maisonette are independently accessible from Watling Street and both have rear accesses into a rear garden. The rear garden benefits from having access from Derby Road or Osprey Avenue.

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## ACCOMMODATION:

### Ground Floor Retail area

|                      |           |           |
|----------------------|-----------|-----------|
| Covered Shop Window  | 89 sq ft  | 8.3 sq m  |
| Front Retail Space   | 242 sq ft | 22.5 sq m |
| Rear Lobby           | 39 sq ft  | 3.6 sq m  |
| Rear Office          | 95 sq ft  | 8.8 sq m  |
| Kitchen/Utility Room | 37 sq ft  | 3.4 sq m  |
| WC                   |           |           |

Total: 502 sq ft 46.6 sq m

### Maisonette

Ground Floor Entrance to rear rooms and stairs to upper parts.

|                           |           |           |
|---------------------------|-----------|-----------|
| Rear room                 | 145 sq ft | 13.5 sq m |
| Rear workshop             | 107 sq ft | 9.96 sq m |
| Door to Garden and Garage |           |           |

Total: 252 sq ft 23.46 sq m

### First Floor

|                      |           |           |
|----------------------|-----------|-----------|
| Front Room           | 211 sq ft | 19.6 sq m |
| Rear Room            | 233 sq ft | 21.6 sq m |
| Bedroom/study        | 87 sq ft  | 8.06 sq m |
| Kitchen              | 180 sq ft | 16.7 sq m |
| WC                   |           |           |
| Separate shower room |           |           |

Total: 711 sq ft 65.96 sq m

### Second Floor

|                                                         |           |            |
|---------------------------------------------------------|-----------|------------|
| Bedroom                                                 | 244 sq ft | 22.65 sq m |
| Including WC, wash basin, Bidet, Bath and cupboard off. |           |            |

**Total NIA: 1,709 sq ft 158.67 sq m**

## TERMS:

The property is offered for sale freehold, subject to the lease of the ground floor retail unit and with vacant possession of the maisonette on the upper floors and rear garden with garage.

## PRICE:

Offers in the region of £375,000 for the freehold interest.

## 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.

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## COUNCIL TAX / BUSINESS RATES:

143 Watling Street: Council Tax Band C

143a Watling Street:

Description: Shop and premises

Rateable Value (2026): £10,500

UBR in £ (2026-27): 43.2p

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 Energy Performance Asset Ratings for this property are as follows:

143 Watling Street (Retail Unit): Band D (82) – valid until 25<sup>th</sup> June 2030.

143a Watling Street (Upper Residential): Band E (42) – valid until 29<sup>th</sup> December 2034.

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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- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
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