

**TO LET SHOP PREMISES WITH WORKSHOP
AND OFFICES OVER THREE FLOORS**

APPROX 2,624 SQ.FT (243.7SQ M)

143 HIGH STREET, ROCHESTER, KENT



Location

Rochester is situated within the Medway Towns and lies adjacent to Strood and Chatham. These premises are situated in the heart of the High Street within this historic City and the Castle and Cathedral are further along the High Street creating additional foot flow with tourists and visitors to the area as well as serving the needs of the residential community.

Traders close by include Tony Lorenzo, Weatherspoons, Cancer Research as well as a selection of estate agents, hairdressers, restaurants, bars and shops. The majority of traders here are independents giving the High Street an interesting mix of businesses.

Accommodation

This building has for many years been used as a picture gallery with associated workshops and offices. Due to the tenants retirement, It has now come onto the market and would suit various retail users, or alternative uses, ie. A2, (subject to the necessary consents).

The floors are laid out with retail on the ground floor which continues through to the lower ground mezzanine which also houses a workshop area to the rear. On the upper ground mezzanine are various rooms previously used for picture displays. The first floor comprises of a large viewing gallery plus further rooms used as office/storage use.

Ground Floor

Gross Shop Frontage	18'9"	5.76 m
Ground Floor Front Retail Area	492 sq.ft.	45.6 sq.m
Lower Ground Mezzanine	597 sq.ft.	55.4 sq.m
Upper Ground Mezzanine	531 sq.ft.	49.3 sq.m
First Floor	1,004 sq.ft.	93.3 sq.m

WC

Rear Access

One Car Parking Space

TOTAL APPROX AREA **2,624 SQFT (243.7 SQM)**

Please note that all measurements are for the purposes of guidance only and should not be relied upon. Potential occupiers are recommended to have a measured survey undertaken prior to making any offer.

Tenure

A new full repairing and insuring lease is available on terms to be agreed.

Rent

Offers in the region of £18,000 per annum exclusive.

Rates

The rateable value for 2010/2011 is £13,500 with Rates payable being £5,500 per annum. Enquiries should be made to Medway Council on 01634 333333. Small business can apply for the Small Business Rate Relief which gives discounts on a sliding scale.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment through Horton Property Solutions Limited on 01634 817222.

These particulars are set out as a general outline for guidance of intending purchasers/lessees and do not constitute part of an offer or contract.

All descriptions dimensions references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection independent advice or otherwise as to the correctness of each of them.

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