



PROPERTY CONSULTANTS

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## VERSATILE PREMISES WITH LIVING ACCOMMODATION TO LET



### HIGH STREET, SITTINGBOURNE, KENT ME10 1,792 SQ FT (166.51 SQ M) + 1 BED FLAT

**Location:** Situated on the High Street, Sittingbourne between Bell Road and Park Road and adjacent to H Samuel and close to a number of multiple retailers.

**Description:** The premises comprise of a High Street building arranged over 3 floors with a variety of potential uses. These include office, retail and possibly restaurant (subject to obtaining the necessary consents).

Arranged over basement, ground, first and second floors. The second floor comprises a self contained flat.

**Areas:**

Ground Floor	61.96 sq m
First Floor	<u>104.55 sq m</u>
Total	166.51 sq m (1,792 sq ft)

Plus 1 bed flat on 2<sup>nd</sup> floor (not measured)

**Terms:** Available on a new FRI Lease for a term to be agreed at £28,000 pa including the flat.

\*(Could be available excluding the flat, subject to agreement).

**Business Rates:** Swale Borough Council – Rateable Value £6,200. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Agent Claridges Commercial – 0845 205 0007**

