

**VERSATILE PREMISES
WITH LIVING ACCOMMODATION
WITH A1/A2/B1/A3 (RESTAURANT)/D1 (MEDICAL) USE
TO LET**



**HIGH STREET, SITTINGBOURNE, KENT ME10
3,101 SQ FT (290.96 SQ M)**

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 charming Grade II listed building arranged over 3 floors with a total gross area of 3,101 sq ft, which includes an unusually large one bedroom flat to the whole of the top floor that has potential to be rearranged to incorporate a second bedroom.

There is a substantial cellar area (not measured) which would be ideal for storage.

The premises have A1, A2, B1, A3 (up to 72 covers) and D1 (medical) use.

To the rear of the building with two separate access points in an attractive split level rear garden laid to flag stone patios. This is a substantial secluded, secure area ideal for dining, entertaining or receptions with many options depending upon the required use for the premises.

Areas:

Ground Floor	108.56 sq m	1157 sq ft inc kitchen extension of 17.40 sq m
First Floor	91.20 sq m	972 sq ft
2 nd Floor	<u>91.20 sq m</u>	<u>972 sq ft</u>
Total	290.96 sq m (3,101 sq ft) excluding basement	

Plus cellar/basement (not measured)

Terms: Available on a new FRI Lease for a term to be agreed at £25,000 pa including the flat.

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. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £180.00 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

