

# GILLINGHAM

51 HIGH STREET ME7 1BQ



Freehold For Sale

## LOCATION

Gillingham is situated in the Medway region of Kent, located approximately 10 miles from Maidstone and approximately 4 miles from Rochester. The town benefits from excellent road links to the M2 and A2.

The subject property occupies a prominent position on the lower high street, a short walk away from Gillingham Station (Thameslink and Southeastern services), which provides direct connections to London Victoria, St Pancras International, Luton, Ramsgate and Dover, and a Mid Kent College campus where there are approximately 8,500 students enrolled.

Nearby notable occupiers include **Peacocks, Burger King, The Hollywood Bowl, The Bike Warehouse, EE, Halifax, Costa, Subway** and **Wards**.

## ACCOMMODATION

The property is arranged as a ground floor lock up shop with a residential maisonette above. The upper floors have been sold off on a 99 year lease commencing 11th January 2008 at a current ground rent of £100 per annum (increasing by £50 every 25 years). The ground floor shop is to be sold with vacant possession and provides the following approximate areas and dimensions:-

Gross Frontage	5.18 m	17 ft
Internal Width (max)	4.87 m	16 ft
Shop and Built Depth	12.8 m	42 ft
<b>Ground Floor Sales</b>	<b>59.4 sq m</b>	<b>640 sq ft</b>
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## TERMS

Offers are sought in the region of **£120,000 (one hundred and twenty thousand pounds)** for the freehold interest with vacant possession of the ground floor.

Please note the upper floors have been sold off on a long lease

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value	£7,800
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

## LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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