

FOR SALE

SINGLE STOREY RETAIL UNIT

£465,000

2,352 sq.ft
(218.5 sq.m)



M

215-217 HIGH STREET

Chatham
Kent
ME4 4BG

LCP.
part of MCore

02072
335255

searchlcp.co.uk





LOCATION

The property is located in the prime pedestrianised central section of the High Street within Chatham town centre. Nearby prominent occupiers include Primark, McDonalds, Burger King and Debenhams.

AREAS

Ground Floor	2,352 sq.ft	(218.5 sq.m)
TOTAL	2,352 sq.ft	(218.5 sq.m)

TENANCY SCHEDULE

Unit	Occupied/ Vacant	Start Date	Term (Yrs)	End Date	Rent (£)	Area (Sq.ft)	Comments
215-217	Specsavers	19-02-20	7.8	24-12-27	£32,500	2,352	Break Option: Year 5

PRICE

£465,000

SERVICE CHARGE

Details upon application

TENURE

Freehold

ENERGY PERFORMANCE

Further information available upon request

LEGAL COSTS

Each party is responsible for their own legal costs



215-217 HIGH STREET



Viewing

Strictly via prior appointment with the appointed agent

LCP

part of M^{Core}



Charlie Sankey

M: 07774 650125

E: CSankey@lcpproperties.co.uk



MISREPRESENTATION ACT 1967 London & Cambridge Properties Limited (Company Number 02896002) the registered office of which is at LCP House, Pennonett Estate, Kingwinford, West Midlands DY6 7NA its subsidiaries (as defined in section 156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of (statistical) information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.