

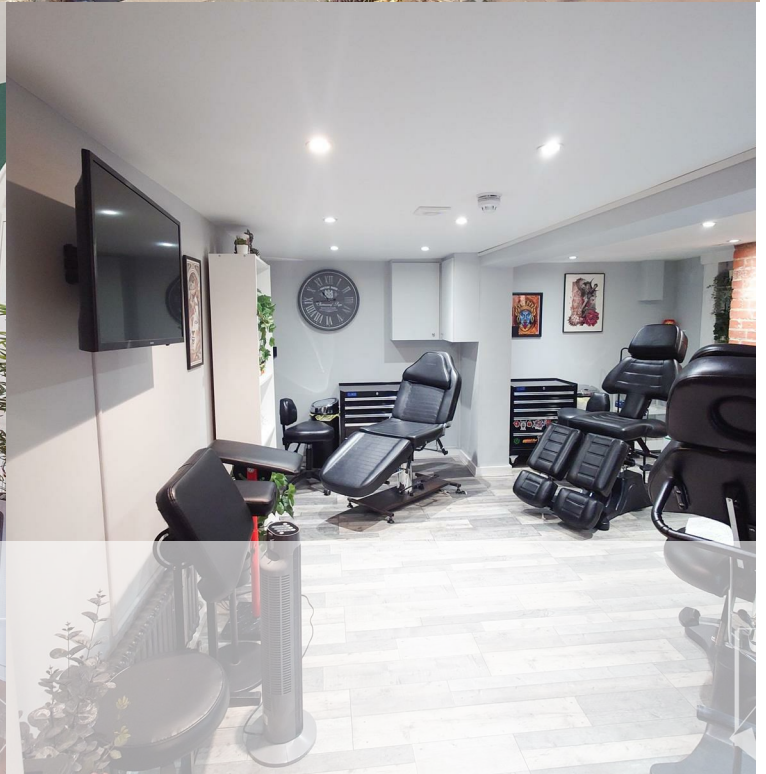


Sealeys
Walker ■ Jarvis

(01474) 369368



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COMMERCIAL



48 High Street

Rochester, ME1 1LD

£1,450 Per Calendar Month

- Ground Floor And Basement Shop For Let
- Close To Rochester Train Station
- Long Term Lease Available
- Large Display Window On Rochester High Street
- High Street Location
- Measuring A Total Of 500 SqFt
- Previously A Tattoo Parlour
- 'E' Class Business Use

RENT

£1,450 PER CALENDAR MONTH (£17,400 PER ANNUM)

LOCATION DESCRIPTION

Set in the heart of historic Rochester's pedestrianised High Street with neighbours in the street including Pizza Express, Costa Coffee, Cancer Research, Holland and Barrett etc. Rochester's new Train Station lies 0.2 miles to the north, with its high-speed link to London St Pancras (journey time around 37 minutes).

PROPERTY DESCRIPTION

Ground floor and lower ground floor tattoo parlour comprising:

Ground floor Shop/ Reception - 21.54 SqM (232 SqFt)

Lower Ground

Studio - 19.59 SqM (211 SqFt)

Kitchenette

WC

CURRENT BUSINESS RATES

Figures from the Valuation Office show a current rateable value of £8,100 per annum as at October 2023 which normally means an amount payable of between 40%-50% of this figure. Please check with the relevant local authority which is Medway Council. You as a tenant may qualify to apply for small business rates relief meaning you could pay nothing or proportion of this payable amount.

CURRENT BUSINESS USE

The current class of business use is 'E'. Interested parties are advised to seek clarification of permitted use from the local authority.

AGENTS NOTE

Ingoing tenant to pay a referencing fee of £150.

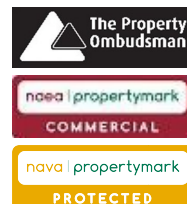
Floor Plan



Viewing

Please call our Commercial Department on (01474) 369368 or Email: commercial@sealeys.co.uk if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.