



Picton Jones & Co

0121 643 3232

## TO LET

### LOCK- UP SHOP PREMISES

**52 HIGH STREET  
STROOD, KENT, ME2 4AR**



- **PROMINENT AND BUSY TRADING LOCATION**
- **CLASS E PLANNING USE – RETAIL / OFFICE/ RESTAURANT**
- **FITTED OUT- READY TO TRADE**
- **COMPETITIVE TERMS & IMMEDIATE OCCUPATION**

#### SITUATION/LOCATION

The Town of Strood is Situated 5 Miles North West Of Gillingham and 10 Miles North of the County Town of Maidstone, via the A229, located approximately 45 Miles North West of the Channel Ports of Dover and Folkstone.

Enjoying excellent logistics, Strood is situated between Junctions 2 and 3 of the M2, which provides Direct Access to the M25 (15 Miles North West) and Canterbury (34 Miles South West).

The Subject Property is Located in a Prominent and Busy Trading Location, Fronting the High Street as per Pitch Plan Over. Adjoining and nearby Retailers include Specsavers, Natwest, Greggs, Boots, Sports Direct, etc.

#### DESCRIPTION / ACCOMMODATION

Comprising a Ground Floor Lock-Up, the Subject Premises form part of a Multi-Storey Terraced Building which benefits from Rear Servicing Arrangements.

The Premises have the following brief Areas and Dimensions

|                                     |   |   |           |
|-------------------------------------|---|---|-----------|
| Ground Floor Sales                  | - | c | 450 sq ft |
| Rear Ancillary                      | - | c | 220 sq ft |
| Rear Servicing / Parking Facilities |   |   |           |

#### PLANNING

The Premises are within Class E of the New Use Classes Order and can be used as a Shop, Financial / Professional Services, Restaurant / Café, Offices, Clinic / Nursery and Gymnasium. Interested Parties should make their own Enquiries of the Planning Authority

#### TENURE

The Property is held by way of an Existing Lease on effective FR&I Terms, for a period expiring September 2026 at a Rent Payable of £8,500 p.a.x.

Offers are Invited for the benefit of the Unexpired Leasehold Interest and In-Situ Fixtures and Fittings.

#### RATEABLE VALUE

We have made enquires to the Valuation Office Agency Website and understand that the Premises are current Assessed as follows:-

|                         |   |           |
|-------------------------|---|-----------|
| Rateable Value          | - | £9,500.00 |
| Rates Payable 2023/2024 | - | NIL       |

Business Rates are not Payable for Premises with a Rateable Value of Less than £12,000 per annum.

#### LEGAL COSTS

Each Party is to be responsible for its own Legal Costs.

#### EPC

Available on Request.

#### VIEWING

**STRICTLY BY APPOINTMENT** with the Sole Retained Agents. The Staff are unaware of the impending Disposal and all Enquiries / Viewings must be made through Messrs Picton Jones & Co on 0121 643 3232 (Ref. GWC/04/2023).

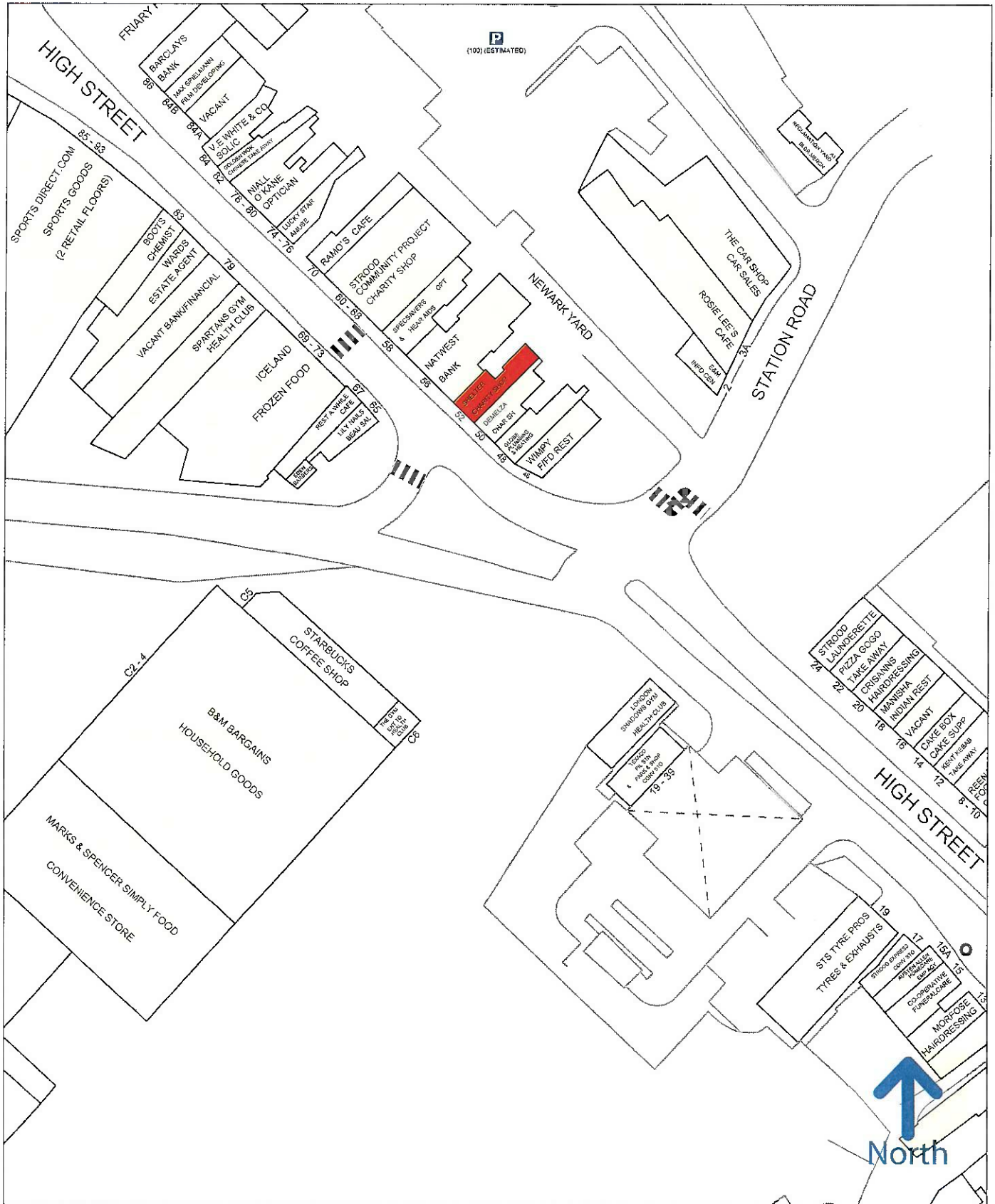
#### SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these Details. Measurements are approximate and for guidance only. The Particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the Property.



60B Bridge House, Waterside, Dickens Heath, Solihull, B90 1UD

Email: [enquiries@picton-jones.co.uk](mailto:enquiries@picton-jones.co.uk)



50 metres

Experian Goad Plan Created: 28/05/2021  
Created By: Picton Jones



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