

SITTINGBOURNE

101-107 High Street, ME10 4AJ

TO LET/ MAY SELL



LOCATION

Sittingbourne is a bustling market town in Kent, situated approximately 17 miles northwest of Canterbury and 45 miles southeast of central London.

The town offers a variety of independent and national retailers, with nearby occupiers including Starbucks, Superdrug, and Boots.

ACCOMMODATION

The property provides the following approximate areas;

| | | |
|----------------------|--------------------|-----------------|
| Ground Floor: | 4,542 sq ft | 422 sq m |
| First Floor: | 1,477 sq ft | 137 sq m |
| TOTAL: | 6,019 sq ft | 559 sq m |

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

£55,000 per annum exclusive.

SERVICE CHARGE

To be confirmed.

Rateable Value: £53,500

Rates Payable: £28,938

Interested parties are advised to make their own enquiries with the VOA.

EPC

C-67

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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