

# 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, Holland and Barrett, and Shoe Zone.

## ACCOMMODATION

The property provides the following approximate areas;

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

## LEASE TERM

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

## RENTAL

£60,000 per annum exclusive.

## BUSINESS RATES

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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