

To Let

Attractive High Street Property

176 High Street
Eastgate Rochester ME1 1EX



- Prominent position on Rochester High Street
- Extensive glazed frontage at ground and first floor levels
- Available for immediate occupation
- Available on flexible lease terms to be agreed

To Let £20,000 per annum exclusive

Location

The property is located on Rochester High Street, in the heart of the town centre. The surrounding area comprises a mix of retail, cafés, restaurants, professional services and other commercial occupiers, with Rochester Cathedral and Rochester Castle also close by.

Rochester forms part of the Medway towns and is located between Strood and Chatham. The town benefits from good road connections via the A2, which provides access to the M2 motorway and the wider Kent road network.

Rochester railway station is approximately a 5-minute walk from the property and provides regular services to London, including London St Pancras International and London Victoria, together with connections across Kent and the wider Medway area.

Accommodation

The property comprises a two-storey commercial unit arranged over ground and first floors,

The accommodation benefits from extensive glazed frontage at both ground and first floor levels, providing good levels of natural light and prominent display and signage opportunities.

The premises were formerly occupied by Johnsons Dry Cleaners and provide flexible commercial accommodation suitable for a range of retail, office and professional uses within Class E, subject to any necessary consents.

Areas

	Sq Ft	Sq M
Ground Floor NIA	608	56.48
First Floor NIA	491	45.61
TOTAL	1,099	102.1

Other Information

All lettings are subject to a performance/rental deposit being lodged with the landlord equivalent to a minimum of one quarter's rent. The incoming tenant will also be responsible for reimbursing the landlord for the annual building insurance premium.

In accordance with Money Laundering Regulations, please be aware that any prospective tenant will be asked to produce I.D. documentation when a letting is agreed and we ask for your cooperation in order to not delay matters.

Rent

To Let £20,000 per annum exclusive

Terms

The premises are available to lease upon flexible new terms.

Business Rates

The rates payable are an estimate only and applicants should verify with the Local Authority.

Rateable Value: £13,250
Rates Payable: £2,108.96

Legal costs

Each party is to be responsible for their own legal costs.

VAT

It should be noted that all figures quoted either verbally or in writing are exclusive of VAT unless specifically stated.

EPC

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Services

We understand that all mains services including water, drainage and electricity are connected to the property. It should be noted that none of the services have been tested and it is up to prospective occupiers to ensure that the facilities are installed and working to their own satisfaction.

Viewing

To View and for further details please contact:

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[View Location](#)



These details and description and requirements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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