

To Let

Commercial Unit
at rear of
69 High Street
Sittingbourne, Kent
ME10 4AW

TO LET

Commercial Unit suitable for a variety of uses STP.

Key Features

- Central Town Centre Location
- Adjacent to public car parks
- Good Display opportunities
- Good servicing and loading facilities





CGI image for illustrative purposes only

Description

The property comprises a self contained 2 storey Commercial unit situated immediately off the High Street in a Town Centre location.

The property benefits from excellent rear servicing and access facilities and have a direct pedestrian access leading both to the High St and to the large Council car park to the rear of this property. In addition, the large Sainsbury Supermarket lies adjacent for further parking opportunities.

The unit provides for a total floor space of 2584 sq ft (240 sq m), arranged as follows

Ground floor - 980 sq ft (91 sq m).

First floor – 1604 sq ft (149 sq m).

Location

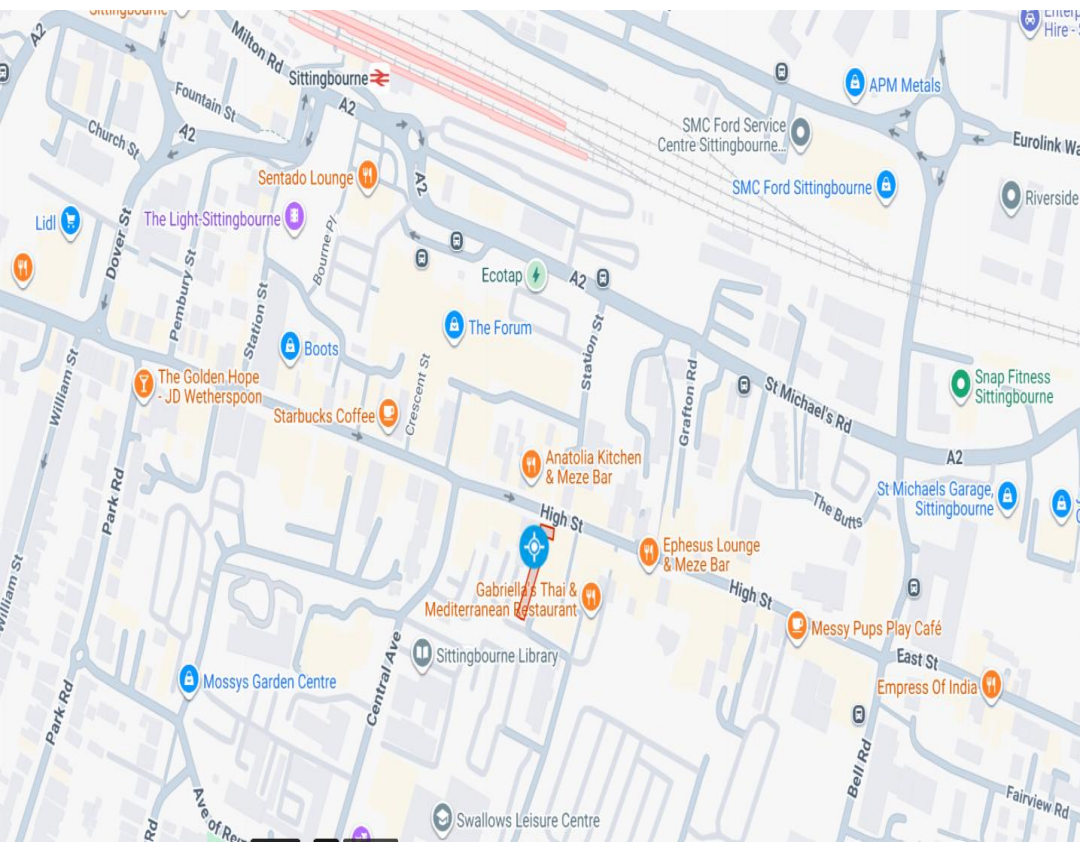
The property occupies a prominent trading position in the centre of this busy High St which is full of bars, restaurants and retail shops, there is short stay parking on the high street, which is flanked by long stay car parks and supermarkets close by. The Bourne Place and Forum Shopping Centres are situated within 300 yards of the property

Sittingbourne is a busy industrial and logistic town in North Kent, it has excellent Road and rail transport links and has become an increasingly popular place to live. The town is set to boom over the next few years as part of the levelling up program with extensive Housing both under construction and under further proposed schemes.

Sittingbourne is an excellently positioned town offering easy access to London, Canterbury, the North Kent coast and other towns such as Maidstone.

Surrounded by some of Kent's prettiest villages and hamlets, it is one of the closest shopping & hospitality offerings in the vicinity.

[Google Maps Link](#)



Accommodation (GIA)

Ground Floor Warehouse/Storage	980 sq ft	91 sq m
First Floor	1604 sq ft	149 sq m
Total	2584 sq ft	240 sq m

Lease	A new direct lease from the landlord is available
Rent	£25,500 pax
Rates	To be accessed
VAT	VAT is not payable
EPC	Available Upon Request
Legal Costs	Each party to be responsible for their own legal costs

Contact

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Subject to Contract