

To Let

69 High Street

Sittingbourne

Kent

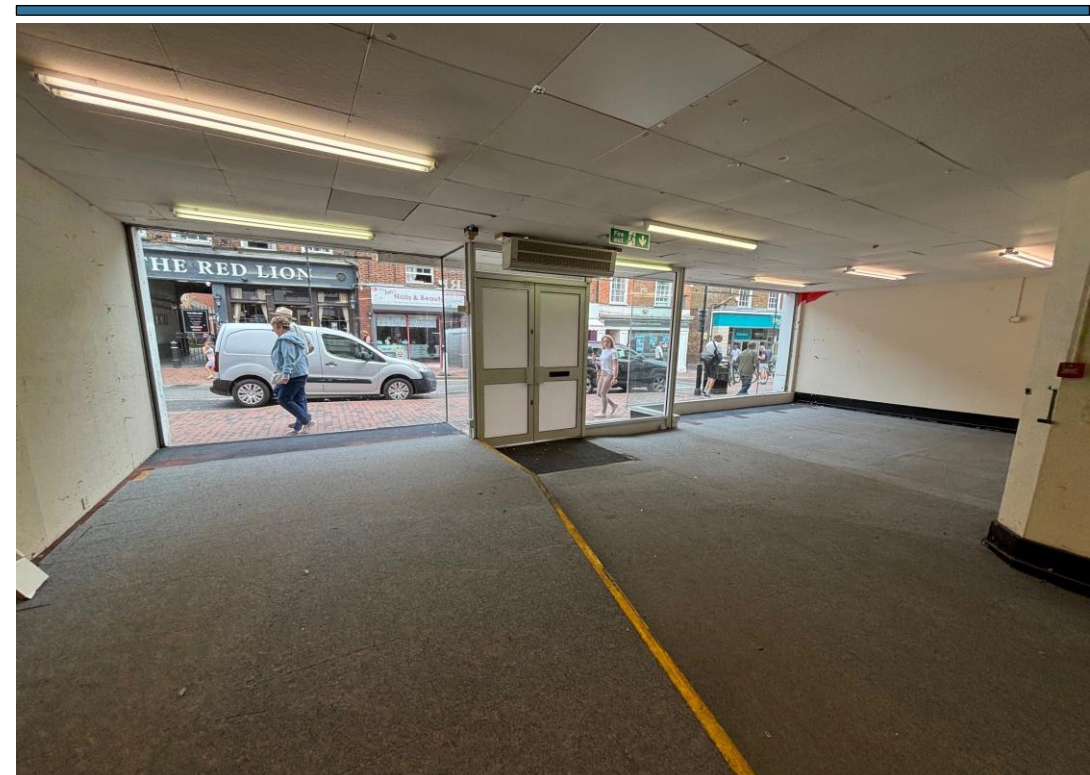
ME10 4AW

TO LET

Entire Prominent High Street
Commercial Property available

Key Features

- Prominent High Street Location
- Town Centre
- Adjacent to public car parks
- Large Frontage
- Good servicing and loading facilities





Description

Arranged on Ground and 2 upper floors at the front of the property with a large 2 storey rear warehouse area, the premises which are Grade 11 listed have an extensive retail frontage of 36ft 8ins (11.180m), a shop depth of 58ft 4ins (17.78m) providing a sales area of 1,345 sq ft (124.75 sq m) with a rear ground floor storage area of 985 sq ft (91.53 sq m).

The property benefits from excellent rear servicing and access facilities and have a direct pedestrian accessway adjacent leading to the large Council car park to the rear.

Location

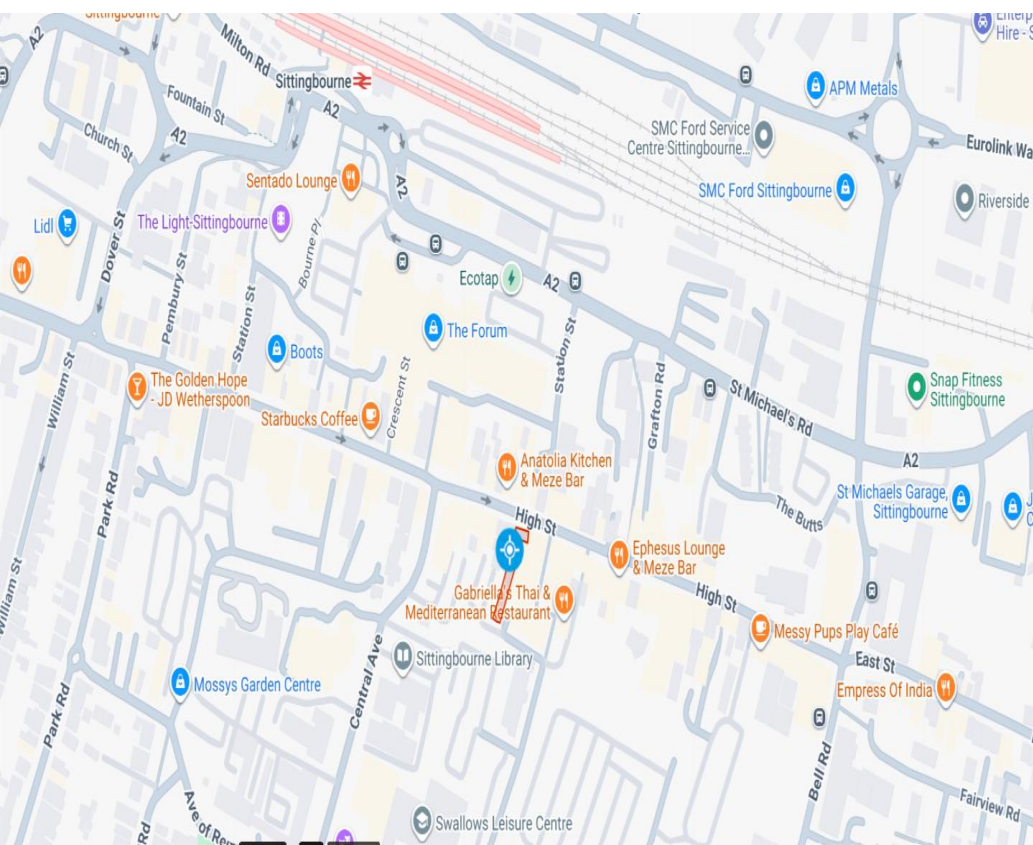
The property occupies a prominent trading position in the centre of this busy High St which is full of bars, restaurants and retail shops, there is short stay parking on the high street, which is flanked by long stay car parks and supermarkets close by. The Bourne Place and Forum Shopping Centres are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

Frontage	36 ft 8 ins	11.18 m
Shop Depth	58 ft 4 ins	17.78 m
Ground Floor Sales	2236.5 sq ft	207.78 sq m
Ground Floor Warehouse/Storage	901 sq ft	83.68 sq m
First Floor	1487.7 sq ft	138.2 sq m
Second Floor	1321.5 sq ft	122.78 sq m
Total	5,946.7 sq ft	552.44 sq m

Lease	A new direct lease from the landlord is available
Rent	£48,500 pax
Rates	Rateable Value £38,000 (Rates Payable £18,962 – year 2025/26)
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