



VANDERWALD

FOR SALE

95/95A High Street

Rochester ME2 4TJ



Vanderwald Estates Ltd
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Description:

We are happy to bring to market this fantastic opportunity to purchase a commercial unit in an excellent location. The property is located on the Strood High Street. It is a two-story property, currently let to Savers and a nail salon, V Star Nails. The rental income is £65,000 p.a. and there is potential to convert the uppers, which span 294 sqm, into flats STPP.

There is also a large area of land to the rear of the property with access from Commercial Road with potential for further development subject to planning permission.

Address	Demise	SQM / SQF	Tenant	Start date	End Date	Rent Review	Rent
95 High street	Ground floor and first floor	650 / 6,996	Savers	07/11/2018	06/11/2026		£45,000
95A High street	Ground floor	194 / 2,088	V Star Nails	27/07/2018	26/07/2028	27/07/2021	£20,000

Key Features:

- Tenure – Freehold
- Premises totals 839 sqm / 9,030 sqf
- Current rental income of £65,000 p.a.
- 294 sqm on upper floor with development potential
- Price: £740,000 ex-vat
- Vat is applicable to this property.

Location:

Strood forms part of the Medway conurbation of North Kent together with Rochester, Chatham and Gillingham, which are all located on the opposite bank of the River Medway. The town lies on the A2, adjacent to Junctions 1 and 2 of the M2 Motorway. The property is situated on the south side of High Street, in the town centre between North Street and Commercial Road.

Occupiers close by include Sports Direct (adjacent), Boots, Iceland, Asda and Nationwide Building Society.

Vanderwald Estates have represented the information here based on information provided by the vendor. All potential buyers should only rely on their own due diligence and inspections.



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