



NEW LEASE OR FREEHOLD AVAILABLE

**89 - 93, High Street,
Rainham, Gillingham,
Medway, ME8 7HS**

Location: **Rainham** is a Medway town in Kent approx. 40 miles west of London whilst close to **Gillingham** and **Maidstone**, with a local population of over 25,000 and excellent road & rail links to London.

The bank building is in a prominent corner high street position close to the main **Rainham Shopping Centre** and railway station. Nearby occupiers include **Tesco, Costa, Boots, Wilko & Iceland Foods**.

Accommodation : The property comprises a ground floor & first floor former bank and having the following approximate dimensions & areas:

| | |
|-----------------------|-------------------------------|
| Internal Width | 18.3m (60' 4") |
| Building Depth | 8m (26' 3") |
| Ground Floor Retail | 156 sq m (1,682 sq ft) |
| First Floor Ancillary | 132 sq m (1,419 sq ft) |
| Basement Ancillary | 38 sq m (415 sq ft) |
| Total Area | 326 sq m (3,516 sq ft) |

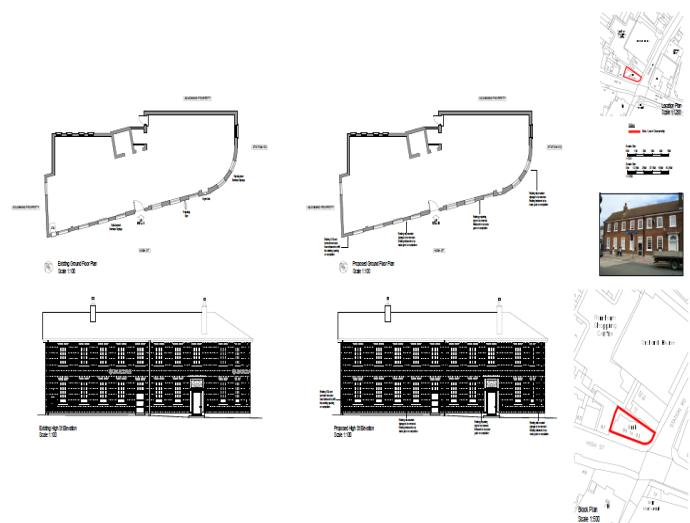
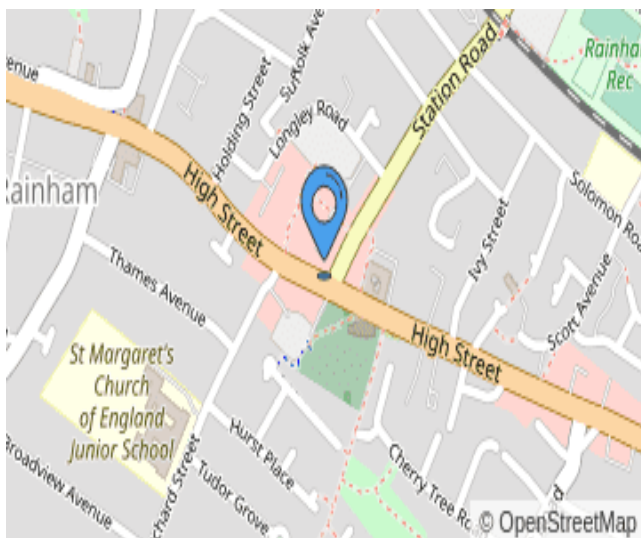
Lease: Now vacant & available either on a new FRI lease for a term to be agreed with 5 yearly rent reviews or a Freehold sale with full vacant possession.

Rent: £45,000 per annum exclusive of rates & service charge. Consideration may also be given to letting part. Alternatively Freehold of whole building available seeking offers of £625,000 inclusive Vat.

Rates: Current RV - £34,500 with a discounted 66% payable until 04/2022 (approx. £5,634)

Viewing: Formal viewings strictly by prior appointment through Sole Agent:

Mike Sheridan
Ian Scott International
DD Tel: 020 7297 6456
Email: mikesheridan@ianscott.com



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

Ian Scott International, their clients and any joint agents give notice that: (i) these particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as requested. Regulated by the Royal Institution of Chartered Surveyors