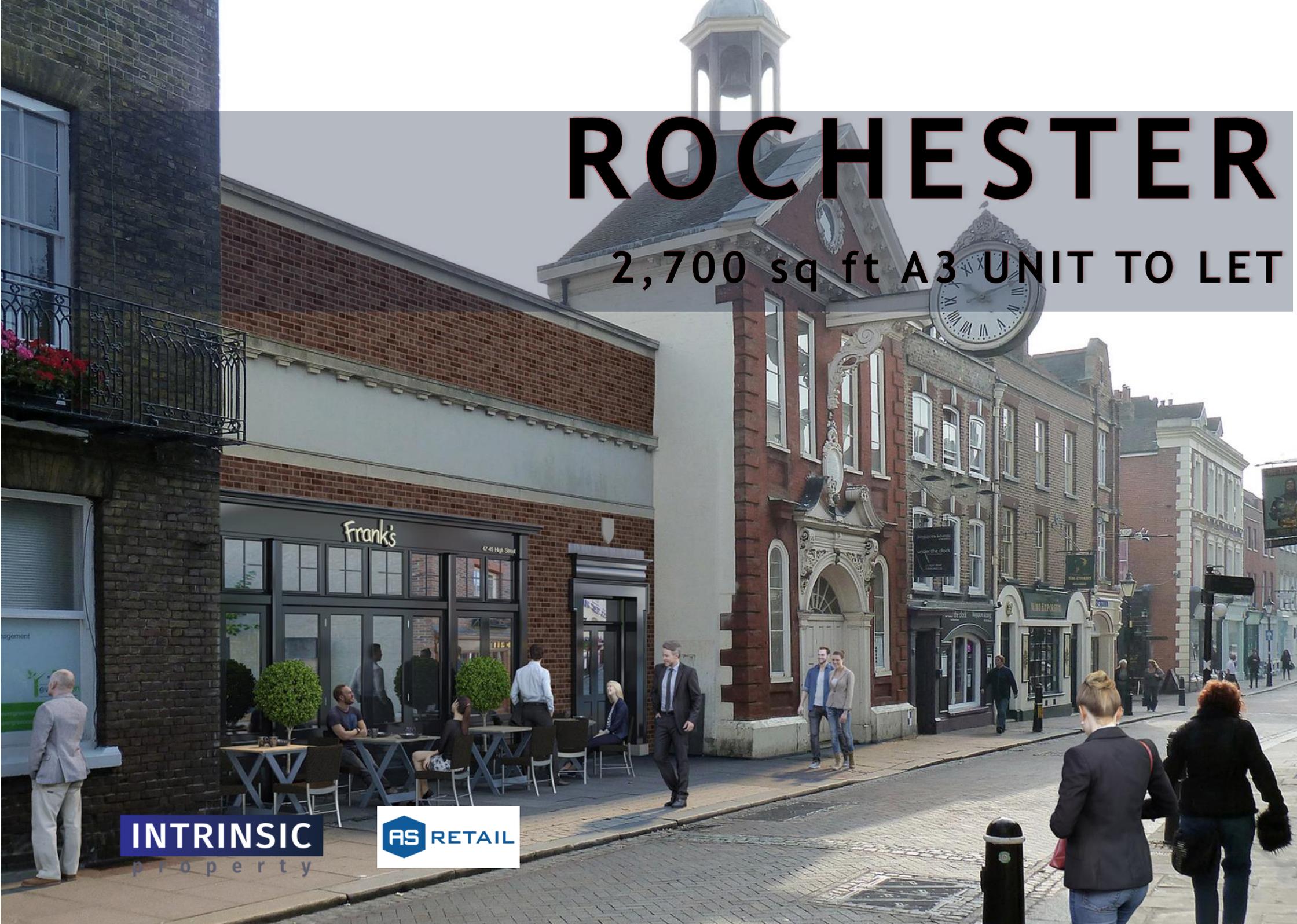


ROCHESTER

2,700 sq ft A3 UNIT TO LET



INTRINSIC
property

AS RETAIL



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ROCHESTER

47-49 HIGH STREET

Location:

The premises are situated on the north east side of the historic High Street, close to Pizza Express, Costa, Lloyds Bank and NatWest and facing the main pedestrian access from the Castle to the High Street.

Rochester, with its Norman castle, was a place cherished by the Victorian novelist, Charles Dickens, who lived there. The town and buildings (many still standing today) feature in Dickens' works.

Rochester is full of amazing historic buildings and heritage sites, many of which are located in and around this northern end of the High Street. These include the Castle, Rochester Cathedral (originally built in the 7th Century), The Guildhall Museum, the Corn Exchange building and the Medway Visitor Centre & Art Gallery .

The town centre is set to see major growth in the next few years with Rochester Riverside, on a 52 acre (21 ha) site immediately to the east of the High Street. This is a flagship regeneration scheme

which will provide around 1300 new homes, new public space, commercial and leisure facilities including a new hotel. The first phase of this major project will be coming onstream from 2019.

Description:

The property is a newly developed A1/A3 unit in shell condition.

The accommodation comprises 2,714 sq ft (252 sq m) on ground floor with a front section having a ceiling height of 7m. This height is capable of taking a mezzanine of up to 750 sq ft (70 sq m) if an occupier wishes to install a mezzanine balcony or gallery area. This would add to the interior visual impact, potentially increase customer space and is already consented.

The site has potential for outside seating at the front and has unique views of Rochester Castle across the high street through Kings Head Yard. Being south west facing, the front of the property benefits from sun from mid morning onwards.



ROCHESTER

47-49 HIGH STREET

Lease:

The premises are available on a new effectively full repairing and insuring lease for a minimum term of 10 years.

Rent: Offers in the region of £65,000 per annum exclusive.

EPC: To be advised.

Rateable Value: To be re-assessed on occupation.

Availability: Just completed—available now!

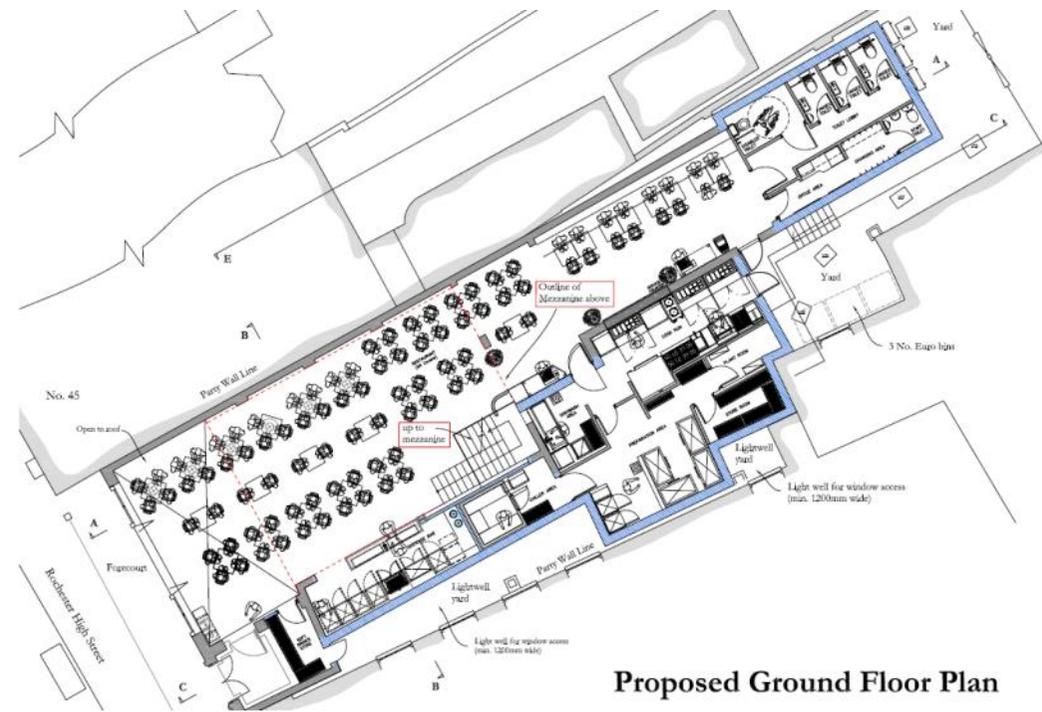
For further information, plans or inspections to view please contact the joint letting agents:

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Proposed Ground Floor Plan



N.B. The image on the front of this brochure is a CGI to demonstrate the potential appearance of the building once occupied.



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47-49 HIGH STREET

