



## SITUATION

Located close to the junction with The Brook in this pedestrianised High Street in the heart of the town centre close to branches of **Gala Bingo, GO Outdoors, Iceland, Savers, Barclays, British Heart Foundation** and a host of independent local traders.

Chatham is a Medway town famous for its Naval history, situated between Rochester and Strood, approximately 7 miles north of Maidstone and 7½ miles south-east of Gravesend enjoying excellent road access to the M2 (Junctions 1 & 2) via the A2.

## PROPERTY

Forming part of a mid-terraced building comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	13'6"
Internal Width	11'6"
Shop Depth	32'10"
Built Depth	45'1"
WC	

VAT is NOT applicable to this Lot

## TENURE

**Leasehold for a term of 999 years from 9th June 2004 at a peppercorn ground rent.**

## TENANCY

The property is let on a full repairing and insuring lease to **Natasha Azeez as a hairdresser** for a term of 10 years from 28th January 2022 (**in occupation since 2012**) at a current rent of **£8,000 per annum** exclusive

**Rent Review and Tenant's Break 2027.**

**£8,000** per annum

The Surveyors dealing with this property are  
**Nathan Schindler and Jonathan Ross**

## Vendor's Solicitors

Griffith Smith LLP  
Tel: 01273 384 005 Ref: Janine Cooper-Rowan  
Email: j.cooper-rowan@griffithsmith.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**





View along High Street

