



**Tenure**  
Freehold.

**Location**  
Chatham, one of the Medway towns, with a population of some 104,000, is located adjacent to the city of Rochester and some 30 miles south-east of central London, between Junctions 2 and 3 of the M2 Motorway.

The property is situated on the north side of the pedestrianised High Street, in between its junctions with Batchelor Street and The Brook. Occupiers close by include KFC and British Heart Foundation (adjacent), Iceland, Savers, Barclays Bank, Nationwide, Debenhams, Burger King, Costa Coffee, Subway and William Hill, amongst others.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor lock-up shop unit with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	47.15 sq m	(508 sq ft)
First Floor	13.75 sq m	(148 sq ft)
<b>Total</b>	<b>60.90 sq m</b>	<b>(656 sq ft)</b>

**NB:** Not inspected by Allsop. Areas taken from [www.voa.gov.uk](http://www.voa.gov.uk)

#### Tenancy

The entire property is at present let to D NURSE (t/a Cleopatra's Beauti Spot) for a term of 10 years from 24th June 2012 at a current rent of £15,000 per annum. The lease provides for a rent reviews in the fifth year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

For EPC Rating please see website.

## Chatham

### 299 High Street Kent ME4 4BN

- **Freehold Town Centre Shop Investment**
- Pedestrianised high street location
- Adjacent to KFC and British Heart Foundation
- Single storey lock-up shop
- No VAT applicable
- Current Rent Reserved  
**£15,000 pa**

