

# SMART 4

REAL ESTATE CONSULTANCY



**47 GREEN STREET  
GILLINGHAM  
KENT  
ME7 1XA**



## LOCATION

The property is situated just off the prime element of Gillingham High Street facing the Post Office Sorting Office, whilst being close to Boots, Iceland, Costa Coffee, Specsavers, WH Smith, Poundland, Superdrug and Wilko.

## ACCOMMODATION

The property is principally designed over three floors having the benefit of rear servicing in a self-contained yard, where there is limited parking.

The property comprises the following approximate areas:-

Ground Floor Net:	870 sq	(9,400 sq ft)
First Floor Net:	120 sq m	(1,320 sq ft)
Basement Net:	21 sq m	(232 sqft)
Gross Ground Floor:	1,140 sq m	(12,250 sqft)
Site Area:	1,490 sq m	(16,000 sqft)

## TENURE

The premises are available to let on a new lease for a term to be agreed.

## RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value: £43,100

UBR (2016/17): 49.7p

Rates Payable: £21,420

## VIEWING

Please contact Hamish Smith for further information or to arrange inspection:

T: 020 7569 9908

M: 07725 359027

E: hs@SMART-4.co.uk

## September 2016

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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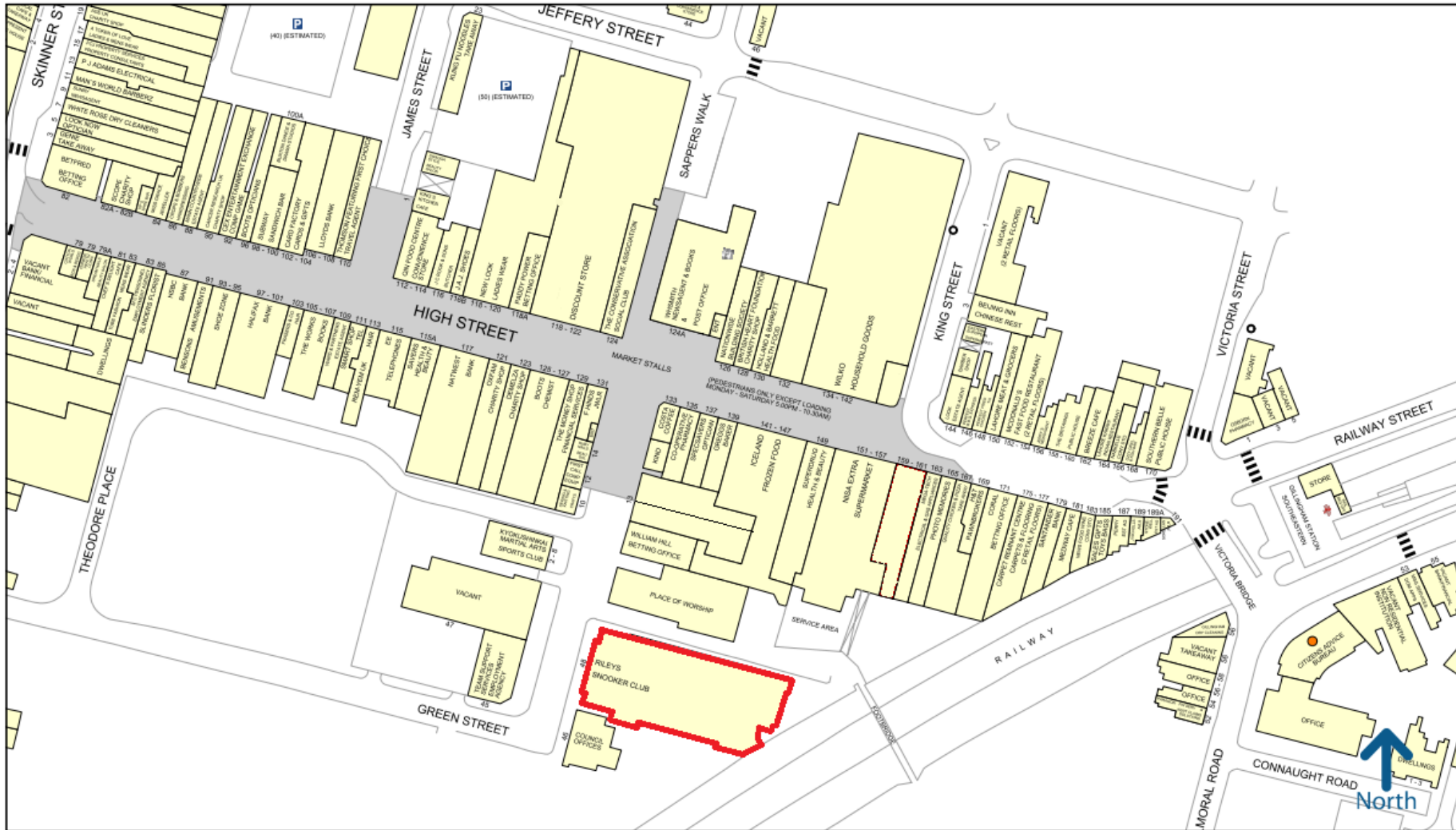
@SMARTUKRETAIL

For further details:

**020 7569 9900**

**www.SMART-4.co.uk**

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