



RETAIL INVESTMENT FOR SALE
CURRENTLY PRODUCING £19,000 PER ANNUM

1,347 Sq Ft (125.14 Sq M)

FREEHOLD

95 95A & 95B HIGH STREET, SHEERNESS, KENT ME12 1TX

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

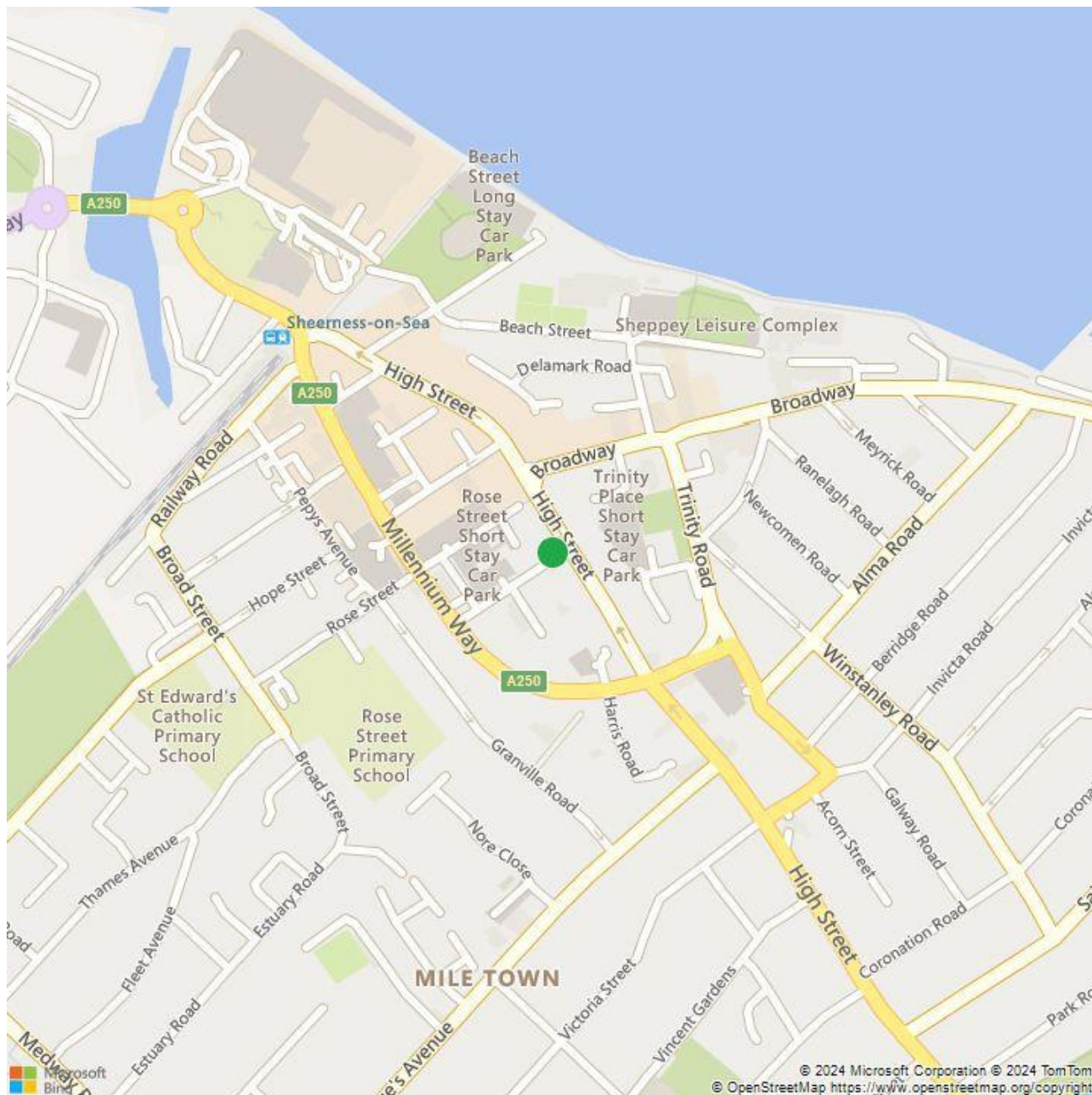


LOCATION:

The property is situated on the northern side of the High Street of Sheerness in an area of mixed regional multiple and local tenants. Other multiple retailers in the vicinity include New Look, Peacocks, Co-op and Iceland. Interspersed with these are a number of local traders such as cafes, hairdressers, tattoo shops and vape shops.

This is a busy location in the centre of the High Street with considerable passing pedestrian traffic and on street parking, as well as a municipal pay and display car park to the rear.

Sheerness is situated on the Isle of Sheppey, which has access to the mainland via the A249 providing access to Sittingbourne, the M2, the M20 and Maidstone.



DESCRIPTION:

This Grade II listed property comprises two adjoining ground floor retail units (currently trading as Sheerness Kebab House and Clocktower Travel Agency) and a first floor maisonette. There is parking to the rear for a number of cars accessed from Wood Street.

The property is let on two leases producing a current income of £19,000 per annum.

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ACCOMMODATION:

All areas are approximate and net internal:

95 High Street:

Ground Floor Retail Area:	275 sq ft	(25.55 sq m)
Rear Prep Area:	117 sq ft	(10.84 sq m)

95B High Street (First Floor):

Front Room 1:	164 sq ft	(15.2 sq m)
Front Room 2:	139 sq ft	(12.96 sq m)
Mid Room:	60 sq ft	(5.6 sq m)
Back Room:	134 sq ft	(12.48 sq m)
Kitchen:	121 sq ft	(11.23 sq m)
Shower Room and WC		

95A High Street:

Ground Floor Retail Area	337 sq ft	(31.34 sq m)
Kitchen and WC facilities		

TERMS:

To be sold as an investment sale with the current tenants on the following lease terms:

Property: 95 & 95B High Street

Tenant: Sheerness Kebab House

Passing Rent: £11,800 per annum

Term: 10 years from 16th April 2024

Rent Review: Every 3rd year

Repair, Decoration & Insurance: Full Repairing and Insuring

Property: 95A High Street

Tenant: Clocktower Travel Agency Ltd

Passing Rent: £7,200 per annum

Term: 5 years from 1st April 2023

Repair, Decoration & Insurance: Full Repairing and Insuring

PRICE:

Offers in excess of £250,000 for the freehold interest, subject to the existing leases and subject to contract.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

BUSINESS RATES:

95 High Street:

Description: Shop and Premises

Rateable Value (2023): £6,700

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95A High Street:
Description: Shop and Premises
Rateable Value (2023): £6,500

UBR in £ - 49.9p

Potential applicants are advised to check with the Local Rating Authority Swale Borough Council for the actual business rates payable.

EPC:

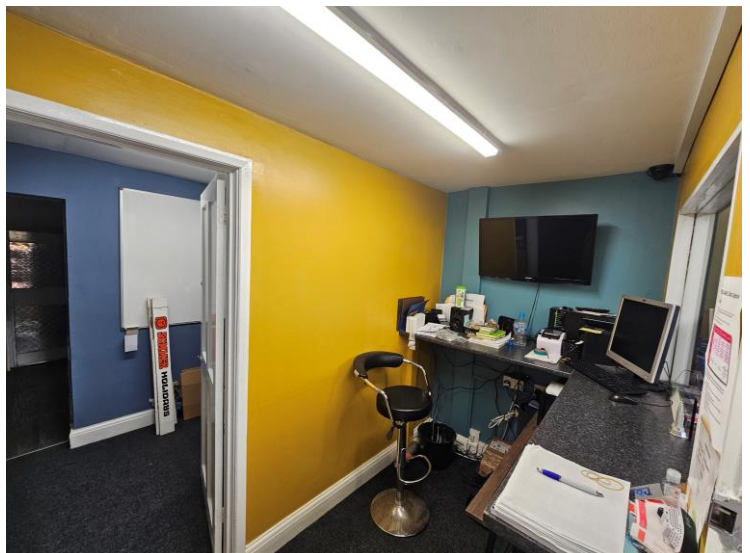
The Energy Performance Asset Rating for this property is as follows:

95 & 95a High Street: Band C (63) and is valid until 29th January 2035
95b High Street: Band E (52) and is valid until 29th January 2035

The EPC for this property can be downloaded from Harrisons website.

VIEWING:

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PURCHASERS ARE REQUIRED TO PROVIDE PROOF OF IDENTIFICATION IN ACCORDANCE WITH MONEY LAUNDERING LEGISLATION

IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.

3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.

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Ref: 05/02/25 / / 7525

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