

**ROADSIDE RETAIL OPPORTUNITY – SUBJECT TO VACANT POSSESSION.**

**STATION RD, GILLINGHAM, DORSET SP8 4PY**



**PROMINENT ROADSIDE LOCATION ON THE GILLINGHAM RING ROAD ADJACENT TO ASDA, ICELAND AND PETS AT HOME WITH WAITROSE NEARBY.**

**ARRANGED ON GROUND AND FIRST FLOOR – (NOT MEASURED BUT AREAS FROM THE VOA)**

<b>GROUND FLOOR</b>	<b>5,139 SQ.FT. (477.52 SQ.M)</b>
<b>FIRST FLOOR ANCILLIARY</b>	<b>1,497 SQ.FT (139.12 SQ.M.) EXCLUDING TOILETS</b>

**ACCORDING TO THE VALUATION OFFICE WEBSITE THE PROPERTY HAS A RATEABLE VALUE OF £50,000 HOWEVER INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES.**

**PLANNING – NON FOOD RETAIL**

**NEW LEASE – TERMS ON APPLICATION.**

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**SUBJECT TO CONTRACT**

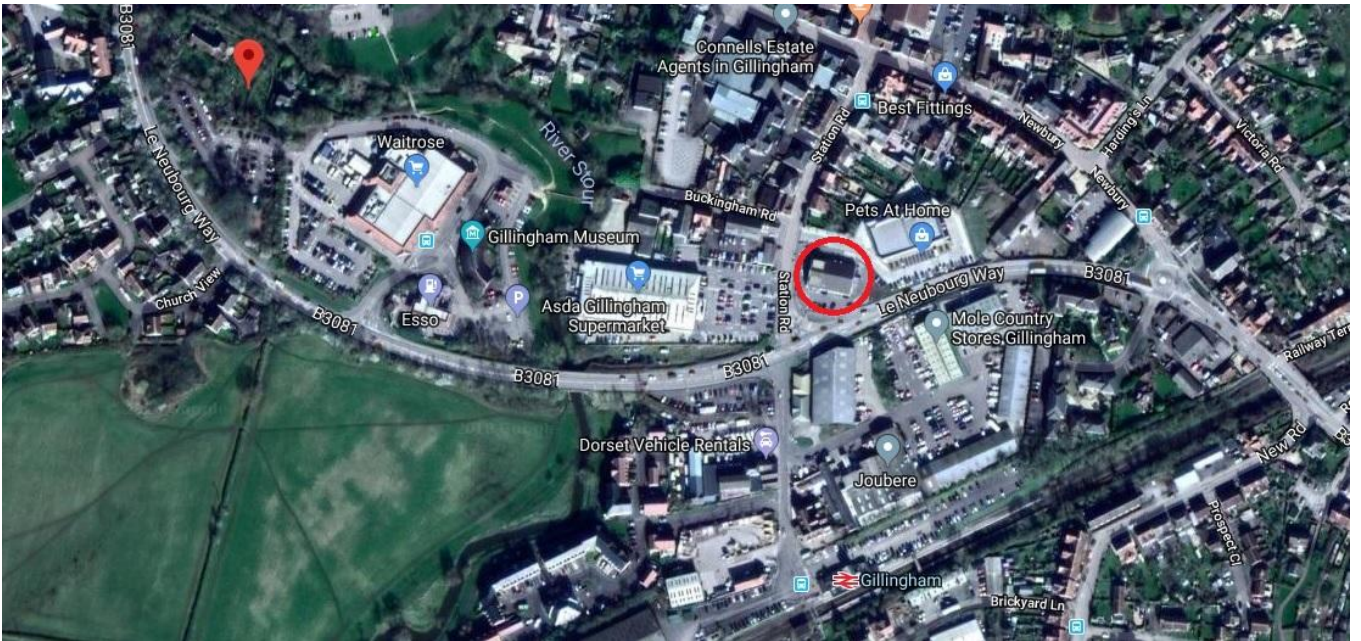
July 2018

**COMMERCIAL LEASE CODE OF PRACTICE**

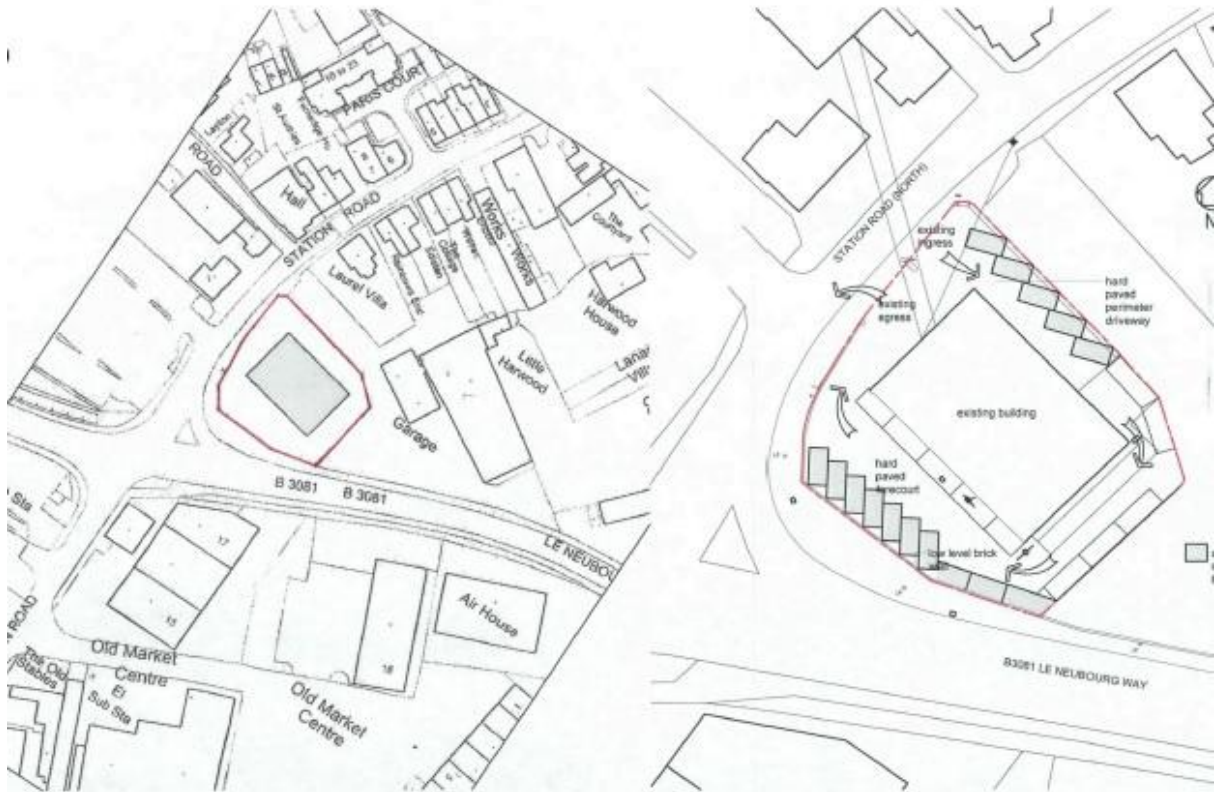
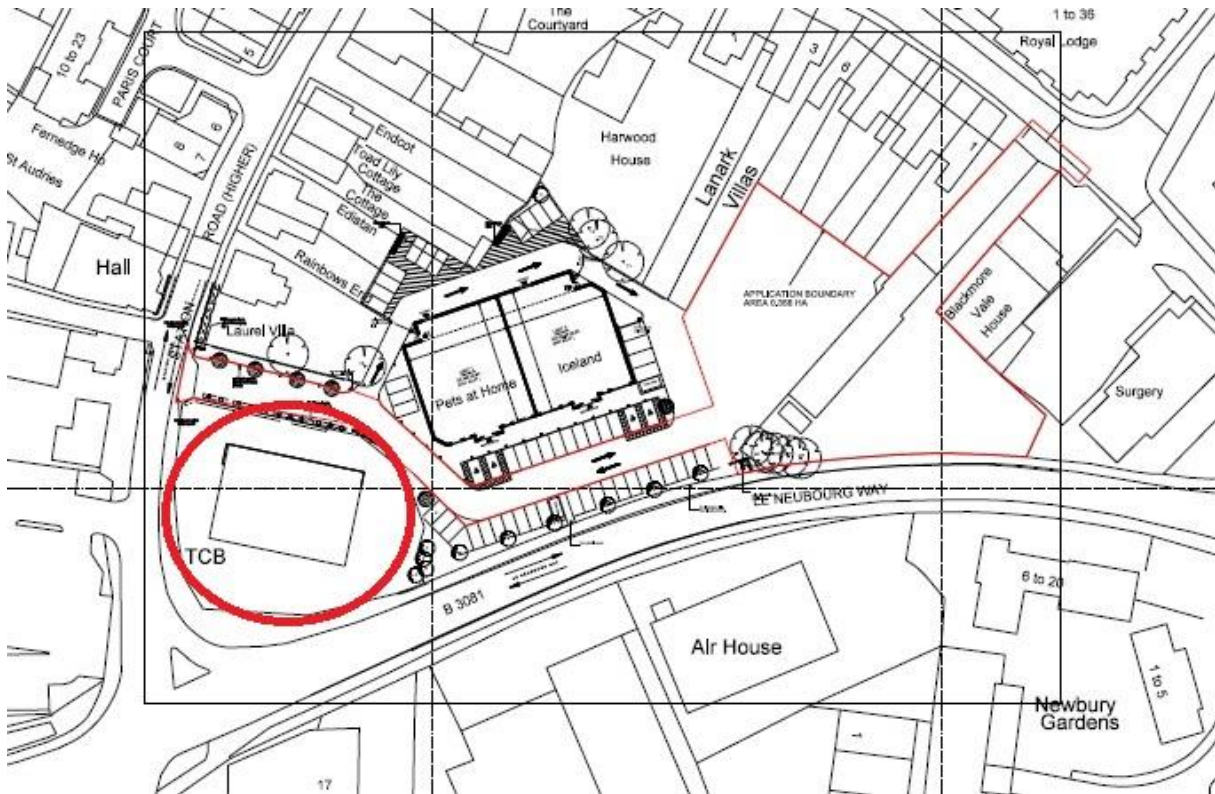
The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

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THE LOCATION PLAN 1:1250

SITE BLOCK PLAN 1:500  
INDICATING BOTH EXISTING AND PROPOSED LAYOUT