



## 162 High Street Rochester, Kent, ME1 1EX

GREENLEAF PROPERTY SERVICES are delighted to introduce this characterful Grade Two listed commercial property to Let, set over two floors, in a highly desirable ME1 Rochester High Street location. This beautiful period property is currently rented as a ground floor shop

The layout briefly consists of: Front door into the main shop area, access to cellar, corridor through to the second shop area, inner hallway through to good size store room and WC.

Boasting 75.6sq.m and a great location we recommend viewing at your earliest convenience to avoid disappointment.

**£17,500 Per Annum**

162 High Street  
Rochester, Kent, ME1 1EX



- SPACIOUS SHOP SPACE
- HISTORIC HIGH STREET LOCATION
- £4375, QUARTERLY PAYMENTS
- CELLAR & STORE ROOM
- 5 YEAR MINIMUM LEASE
- BUSINESS RATE APPLY
- CHARACTERFUL GRADE TWO LISTED PERIOD BUILDING
- 3 MONTHS DEPOSIT



#### Directions

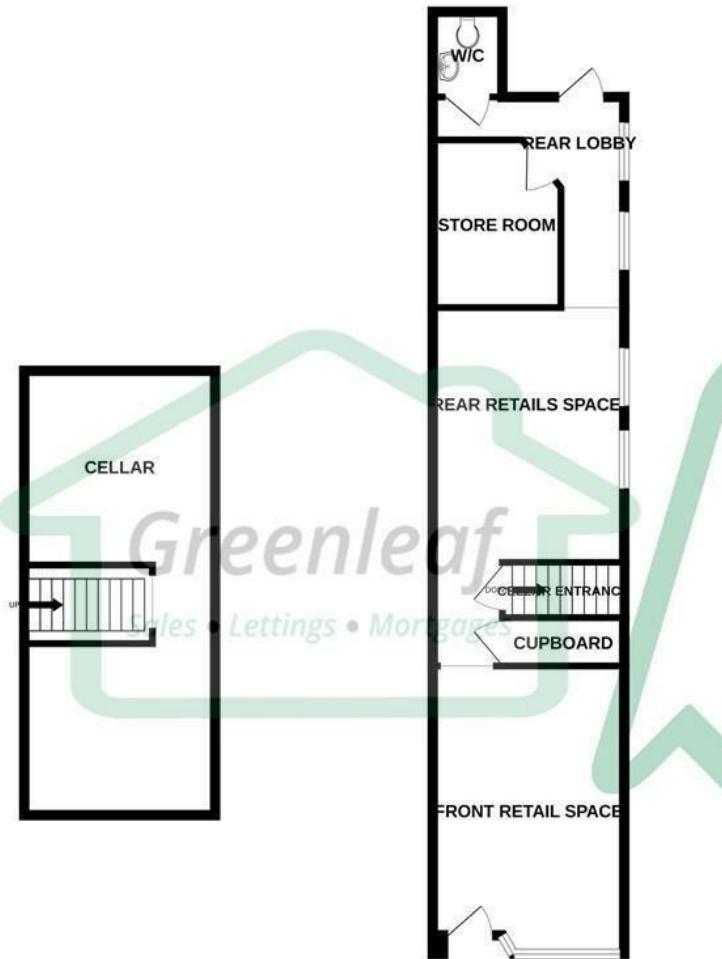
Tel: 01634730672





Basement  
272 sq.ft (25.3sq.m) approx

Ground Floor  
542 sq.ft (50.3sq.m) approx



**TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.