

TO LET

**TOWN CENTRE RETAIL PREMISES
ADJACENT TO LIDL SUPERMARKET**



RETAIL

goadsby

UNIT 1 BRACHER HOUSE
NEWBURY, GILLINGHAM, DORSET SP8 4QJ

SUMMARY >

- AVAILABLE BY WAY OF A NEW LEASE
- ADAJACENT TO LIDL SUPERMARKET
- SUITABLE FOR VARIETY OF USES WITHIN USE CLASS E
- WELL PRESENTED GROUND FLOOR SALES AREA
- LIMITED WAIT ROADSIDE PARKING THROUGHOUT GILLINGHAM HIGH STREET

QUOTING RENT: £16,500 PER ANNUM EXCL.



REF:
s233853

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Location

The subject premises occupies a prominent position on the High Street in proximity to **COSTA COFFEE, CAT PROTECTION** and adjacent to **LIDL SUPERMARKET**. Numerous independent retailers are also represented in the town.

Description

This substantial retail premises forms a prominent position on Gillingham High Street, adjacent to Lidl Supermarket. The ground floor sales area is well presented and benefits from a kitchenette and WC with wash hand basin.

Accommodation

Sales Area	803 sq ft	74.63 sq m
Ancillary Storage + WC	424 sq ft	39.42 sq m
TOTAL	1,227 SQ FT	114.05 SQ M

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Terms

The premises are available to let by way of a new full repairing and insuring lease, term and rent review pattern by negotiation, at a commencing rent of **£16,500 per annum**, exclusive of all other outgoings.

Rateable Value

£17,250 (from 1.4.26)

Rates payable at 38.2p in the £ (year commencing 1st April 2026)

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

Strictly by prior appointment through the joint agent, Goadsby, through whom all negotiations must be conducted.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)