btf

Land & Property Experts



INVESTMENT FOR SALE

SELF-CONTAINED OFFICE BUILDING

64 WATLING STREET, GILLINGHAM

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GILLINGHAM
KENT
ME7 2YN

SELF-CONTAINED OFFICE BUILDING WITH GROUND FLOOR FRONTAGE

INVESTMENT FOR SALE

145.8 m² (1,569 sq ft) approx.

- **Let on a Tenancy at Will to John Wright t/a Wright & Co**
- **Rent - £16,500pa**
- **4/5 car parking spaces**
- **Scope for residential conversion**
- **Offers in the region of £210,000**
- **Net initial yield of 7.5%**

Viewings strictly by appointment via sole agents:

William Hinckley or
William Giles
01227 763663

LOCATION
Gillingham is a well-connected Medway town around 37 miles south-east of London, 10 miles north of Maidstone and 44 miles north-west of Dover. It has excellent road communications with the A2 linking with the M2 and M20 motorways respectively.

Gillingham station provides regular services connecting with central London, with journey times to London St Pancras from 44 minutes, London Victoria from 55 minutes, and Blackfriars from 1hr 5 minutes.

The property is situated on the corner of Watling Street and Malvern Road, being part of a stretch of neighbourhood shops, close to the newly completed Sainsburys Local and within easy reach of the town centre, railway station and local shops.

DESCRIPTION
The property comprises a period building arranged as a ground floor shop used as an estate agency and lettings office. An internal staircase provides access to the first and second floors which are currently used as offices and stores; but which were previously configured as residential accommodation, offering scope for future conversion.

The property includes a parking area at the rear with space for 4/5 cars.

ACCOMMODATION
The property has the following floor areas (NIA):

Floor	Accommodation	m²	sq ft
Ground	Retail & Staff Facilities	27.4	622
First	Offices	47.9	516
Second	Offices	18.0	194
Cellar	Store	22.1	238
Total		**145.8**	**1,569**

TENANCY
The property is let to John Wright t/a Wright & Co on a Tenancy at Will from 7 October 2025 at a current rent of £16,500 per annum, payable monthly in advance.

TENANT INFORMATION
John Wright is the founder of Wright & Co who provide professional property services in and around the Medway Towns.

Wright & Co operates through Blue Stone Property Services Limited (companies house no.02997325).

TENURE
The property is freehold.

PROPOSITION & TERMS
The freehold interest in the property is offered for sale subject to the existing tenancy described above.

We are instructed to seek offers in the region of £210,000 subject to contract and exclusive of VAT (if applicable).

A purchase at this level will provide a purchaser with a potential Net Initial Yield of around 7.5% and a price equivalent to less than £134 per square foot overall.

PURCHASER IDENTIFICATION
In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

BUSINESS RATES
The tenant is responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

Offices and Premises - £7,300

The current UBR is 43.2p.





EPC
The property is currently assessed within band D (89), full details and copy of certificate available upon request.

LEGAL COSTS
Each party will bear their own legal costs.

VAT/FINANCE ACT 1989
Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS
Strictly by appointment through Sole Agents:

BTF

William Hinckley
William Giles
01227 763663

Details created August 2026



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.