

For Sale

Excellent Mixed Use Development Opportunity



*Indicative Boundary

High Street / Rhode Street,
Chatham, Kent, ME4 4AL

08449 02 03 04

The Opportunity

The site is situated on Chatham High Street and represents an excellent mixed-use development opportunity.

The site benefits from outline planning consent (ref MC/21/3671) for up to 175 private flats with 1,990 sq ft of creative arts studios, 2,100 sq ft of co-working space/ office space, 1,800 sq ft of flexible co-working space and 152 car parking spaces.

The site currently comprises the former Trafalgar Shopping Centre which has been demolished to slab level and an operational multi-storey car park.

Location

The site is located in Chatham, Kent. It is bound by High Street to the North, Rhode Street to the West, Whittaker Street to the South East, and commercial properties to the East.

The site benefits from great transport link, with Chatham railway station located a 10-minute walk away. Local bus stops and Chatham Bus Station also provides connectivity across Kent.

Chatham is located approximately 30 miles southeast of central London. The town is well connected to London by road with the A2 providing a direct link into Central London. There are also direct rail services to Chatham from London Victoria, London Bridge, London Blackfriars and London St Pancras International with the latter taking c.40 minutes.

The property is situated in Chatham town centre providing everyday services and amenities within walking distance. The high street consists of local retailers and convenience stores, with high street fashion brands and restaurants to the north towards the Pentagon Shopping Centre. Other local points of interest include the Great Lines Heritage Park, the Historic Dockyard, and the River Medway.

Description

The site is accessed from the High Street and Rhode Street. It comprises the former Trafalgar Centre (formerly in retail use), which has been demolished and the operational multi-storey car park. The site is considered to be a key development opportunity to assist the regeneration of the town centre, which has

experienced significant economic change.

The Trafalgar Centre fronted the High Street and was formerly an indoor shopping market.

The multi-storey car park is accessed via Rhode Street and is a brick-built structure arranged over three storeys comprising 261 parking spaces.

The site area extends to approximately 0.59 hectares (1.457 acres).

Tenure

The property is held freehold, with registered title number K603862.

All interested parties should make their own legal enquires.

Planning

The site is located within the administrative boundary of Medway Council. The site's current use is retail and car parking. It is not located within a Conservation Area and there are no statutorily or locally listed buildings on the site.

The site has planning approval (MC/21/3671) for a proposed mixed-use development comprising:

- Up to 175 residential apartments (1 & 2 bedrooms in 3 buildings)
- c. 1,990 sq ft of creative arts studios
- c. 2,100sq ft of co-working space/offices (Class E)
- c. 1,800 sq ft of flexible co-working space (Class E)
- 152 car parking spaces with associated access, landscaping, cycle storage, dedicated storage for residential units and refuse storage.

The development incorporates the demolition of the former Trafalgar Centre and partial demolition of the multi-storey car park.



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Further Information

We have been provided with the following information which will be made available via the Avison Young website:

- Planning Decision Notice and Signed S106 Agreement
- Flood Risk Assessment
- Archaeological Desk-Based Assessment
- Desktop Ecological Appraisal
- Phase 1 Geo-Environmental Assessment
- Indicative Drawings
- Design and Access Statement
- Heritage Statement
- Title information

To access this and additional information please click on the link below:

<https://www.avisonyoung.co.uk/highstreetchatham>

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Viewing days are strictly by appointment only through the joint agents.

Should you wish to arrange an appointment to view, please contact a member of the project team using the contact details provided.

Offers

Offers are sought for the freehold interest in the site, subject to contract.

Bids should be emailed to:

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For further information please contact:

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