

TO LET PRIME RETAIL UNIT

Tel: 07885 912 982



69-71 High Street, Whitstable, Kent CT5 1AY
Area Floor Space – Approx. 1,272 sq ft (118 sqm)

Lease Assignment - £40,000 per annum
Available now.

69-71 HIGH STREET, WHITSTABLE, KENT CT5 1AY

Description

The premises comprises a large open plan retail unit on the ground floor only. At the rear of the shop, there are W.C facilities, a storage area and kitchen space as well as external rear access. The unit also benefits from return frontage to both High Street and Gladstone Road. The property was formerly used as a Bookmakers, and given the layout would suit a variety of uses subject to planning and necessary consents.

Location

Whitstable is a popular seaside and tourist town on the north coast of Kent, five miles north of Canterbury and two miles north of Herne Bay. The town is famous for its beaches, working harbour and independent retailers. The town is well connected with direct trains into London Victoria in less than 90 minutes, and excellent road connections via the A2, M2 and M20.

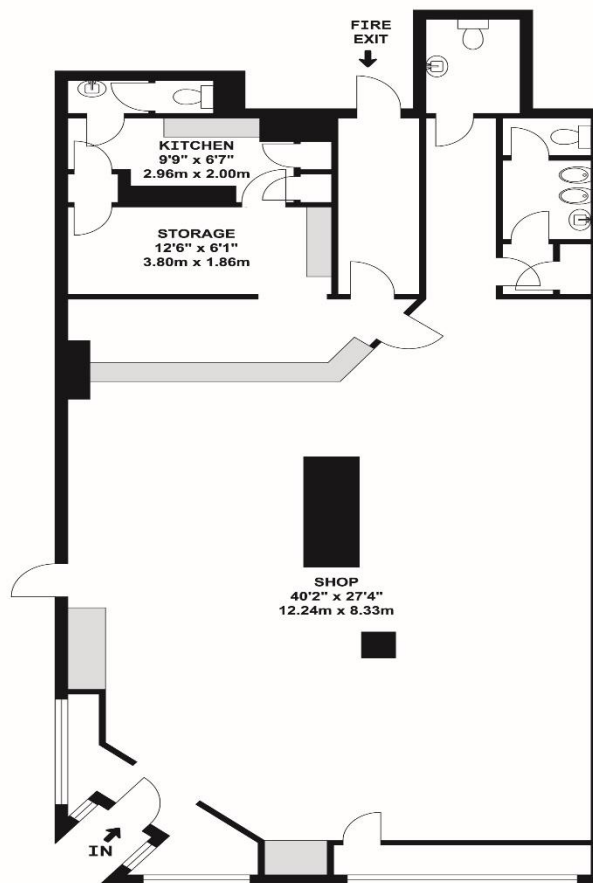
The subject property is located on the high street in a prime retail pitch, benefitting from a highly visible corner plot. There are a wide range of multiple national retailers in the immediate area including JoJo, Maman Bebe, Holland & Barratt, Mountain Warehouse, Fatface, Sainsbury's not to mention a host of independent retailers.







69-71 HIGH STREET
WHITSTABLE KENT CT5



SHOP

APPROX. NET INTERNAL FLOOR AREA 1271.86 SQ. FT / 118.16 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".



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Term

Available by way of an Assignment of the existing lease due to expire 7th February 2023. Alternatively, the premises may be available by way of a new lease on terms by arrangement.

Rates

According to the Valuation Office, the Rateable Value for the year 2022/23 is £29,250 per annum. Therefore the rates payable is approximately £14,596 per annum.

Floor Area

1,272 sq ft (118 sqm)

VAT

TBC

Service Charge

To be confirmed.

Lease Assignment

£40,000 per annum quoted exclusive of all outgoings.

Further Details

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