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13 High Street, Whitstable, Kent CT5 1AP



HIGH STREET RETAIL PREMISES
2, 045 ft² (190 m²) approx
FOR SALE / TO LET

FEATURES

- Prime Retail Location
- Large Garden with Terrace
- First Floor Offices
- Basement Storage

CONTACT



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LOCATION

The property is situated fronting the High Street, close to the prime retail area and less than 200m from two public car parks. This location has constant and heavy pedestrian footfall.

Whitstable is an affluent seaside town in East Kent and has seen a significant amount of investment in residential property from London owners. The attractive working harbour makes Whitstable a particularly attractive location for tourists and locals alike. The retail offering caters for this and the local demand with a variety of boutique shops not seen in other seaside towns, as well as national chains including Costa, Specsavers, Vision Express and Lloyds Bank.

Communications to Whitstable are good, with A299 Thanet Way being 8 miles from the M2 Motorway Faversham. The City of Canterbury is also approximately 8 miles to the south.

DESCRIPTION

The property comprises a mid-terrace retail unit in the centre of the High Street in Whitstable.

The ground floor is mostly open plan and rectangular, lending itself to a variety of retail uses. There is a good sized kitchen/staff room to the rear along with a WC.

On the first there are modern offices which have suspended ceilings, integral light fittings, desk height perimeter trunking and carpets.

Outside there is a large garden with terrace and some outbuildings and WC's. There is also a basement for storage.

ACCOMMODATION

The property comprises the following approximate dimensions (net internal areas):

Area	Description	Ft ²	M ²
Ground Floor	Sales Area	755	70.12
Ground Floor	Kitchen / Staff Room	142	13.19
First Floor	Offices	761	70.69
Basement	Storage	387	35.95
Total		2045	190.00

TERMS

The property is available to let on full repairing and insuring terms at an initial rent of **£45,000 per annum** exclusive of all other outgoings or the **Freehold is available for offers in the region of £850,000.**

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

According to the Valuation Office Agency website the property's description is "Office & Premises " and the Rateable Value is £22,000 . For information regarding business rates please visit Gov.uk..

EPC – Energy Performance Asset Rating D91.

Viewing Via Sole Agents 01227 788088

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