



Lease For Sale/To Let (with A2 planning)

21 Market Street, Sandwich, CT13 9DD

Arranged over basement and ground floor

For further information
please contact:

Lewis Sinclair

0207 911 2913

Lewis.sinclair@gva.co.uk

Property ref

gva.co.uk/10542



Location

Sandwich is a historic market town approximately 14 miles east of Canterbury, 9 miles south west of Ramsgate, and 14 miles north of Dove.

Market Street is a connecting road from Kings Street and Strand Street. Occupiers include **Boots Pharmacy**, **Spar**, the **Post Office**, and **Lloyds Bank**.

Accommodation

The property is arranged over basement and ground floor with the following approximate areas, measured on a net internal basis:-

There are 2 car parking spaces.

Ground	184.13 sqm	1,982 sqft
Basement	29.17 sqm	314 sqft

Tenure

The property is held on a lease expiring 23/06/2027. The passing rent is £14,600 pa subject to rent reviews in 2020 and 2025. The lease permits A1, A2, and A3 use classes.

The premises are available on the basis of a sub-lease with offers invited in the region of **£16,000 pa**, or alternatively on an assignment basis.

Timescales

The property will be available from July 2017 onwards.

Business Rates

Rateable Value: £14,500

UBR: 49.7p

Proposed 2017 RV: £14,500

Interested parties are advised to verify these figures with the local rating authority.

Planning

The property has established A2 planning consent.

EPC

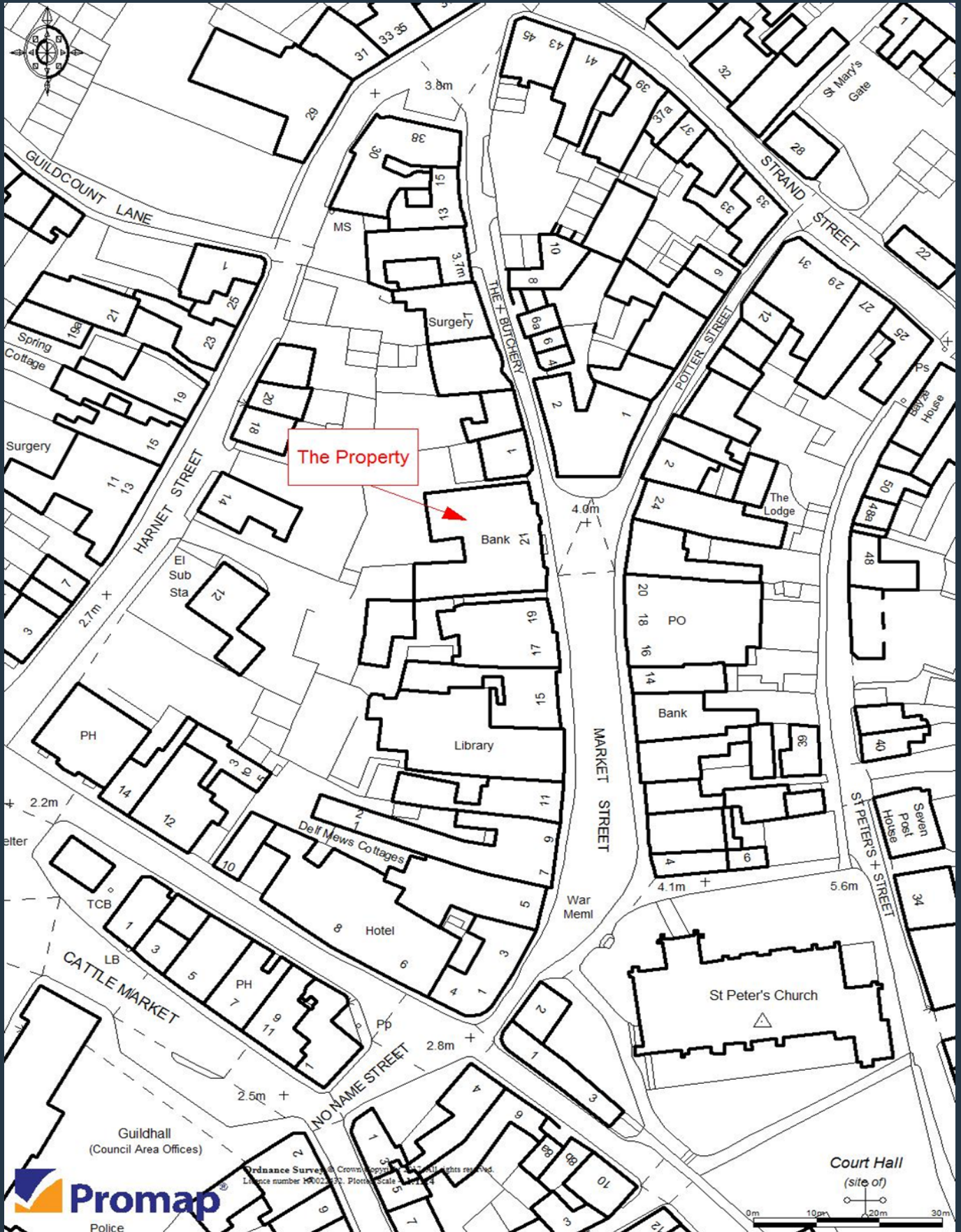
The property has an EPC rating of xxx. A copy of the certificate can be made available.

VAT

VAT if applicable. Will be charged at the standard rate.

08449 02 03 04
gva.co.uk/10542

An **APLEONA** company



GVA
 65 Gresham Street, London, EC2V 7NQ
 GVA is the trading name of GVA Grimley Limited an Apleona company. ©2017 GVA

April 2017

File number: 02B703683

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.