



**RETAIL UNIT IN CENTRAL LOCATION JUST OFF THE HIGH STREET**

**684 sq ft (63.5 sq m)**

**TO LET**

**UNIT 3, CENTRAL AVENUE, SITTINGBOURNE, KENT ME10 4BX**

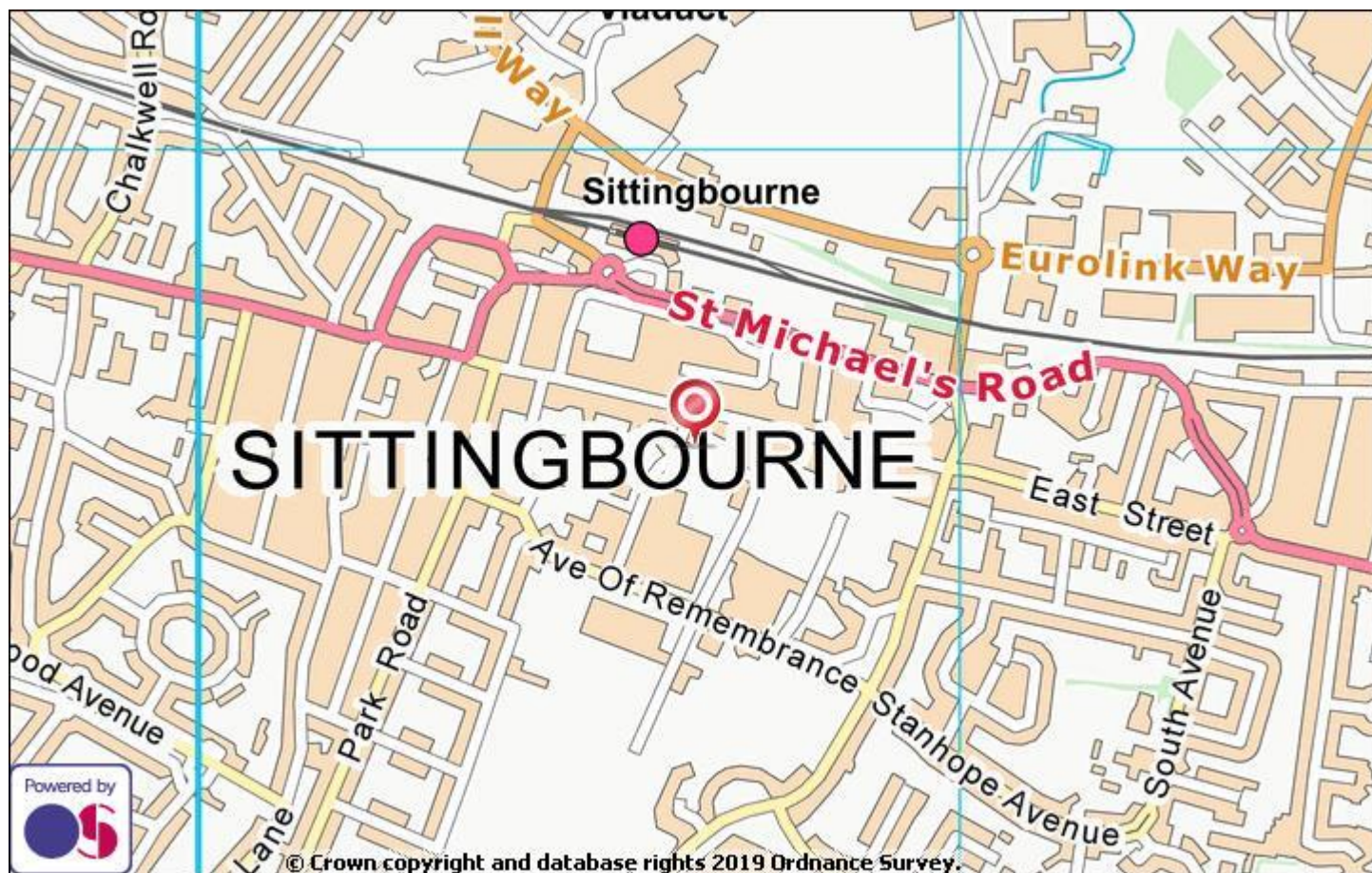
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## LOCATION:

The retail unit was formerly occupied by Mann & Co and is situated facing Central Avenue, a busy road running from the centre of the High Street south to the Avenue of Remembrance. The shop is situated next to Harbrow (printers and ink) approximately 35 yards south of the High Street to the side of the NatWest Bank with other retailers nearby in the High Street including Nationwide Building Society, Bairstow Eves, Greggs, Superdrug, Card Factory, Betfred, W H Smith, Vodaphone, Burton, Halifax, Connells and Barclays Bank. To the south, off Central Avenue, is the Post Office, Police Station, Library, Avenue Theatre and Leisure Centre.



## DESCRIPTION:

The premises comprise:

Open plan retail unit in landmark building  
Fully glazed frontage and glazed door  
Kitchenette

## ACCOMMODATION:

The area is net internal and approximate

Sales area:	593 sq ft	(55.1 sq m)
Rear Passage (Storage):	75 sq ft	(7.0 sq m)
Kitchenette:	16 sq ft	(1.4 sq m)
WC		
<b>TOTAL:</b>	<b>684 sq ft</b>	<b>(63.5 sq m)</b>

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## TERMS:

To let on a new lease for a term to be agreed on tenant's full repairing and insuring terms.  
See Service Charge details below.

## RENT:

£12,500 per annum exclusive payable quarterly in advance.

## VAT:

VAT is not payable in addition to the rent.

## SERVICE CHARGE:

Covering structure and exterior of the premises and management.

Budget for Unit 3 for year ending September 2019 £356.58 (on account £89.15 per quarter).

## PLANNING & BUILDING REGULATIONS:

The last use was as an Estate Agent's Office (planning Use Class A2) but the shop could be used as a standard retail shop (planning Use Class A1) without the need to apply for change of use. Other uses may require planning consent.

It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

## LEGAL COSTS:

Ingoing tenant to be responsible for both parties legal costs.

## EPC:

The Energy Performance Asset Rating for this property is Band D (85).  
The EPC for this property can be downloaded from Harrisons website.

## BUSINESS RATES:

Description:	Shop & Premises
Rateable Value:	£14,750
UBR in £:	50.1p
Rates Payable:	£7,389.75

Potential tenants are advised to check with the Local Rating Authority Swale Borough Council 01795 417454, [ndr@swale.gov.uk](mailto:ndr@swale.gov.uk) for the actual business rates payable.

## VIEWING:

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Ref: 27/06/19 / SP / 3211

**N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers.**

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