

TOWN CENTRE SHOP AND OFFICES

TO LET

86.2 m² (929 sq ft) approx.

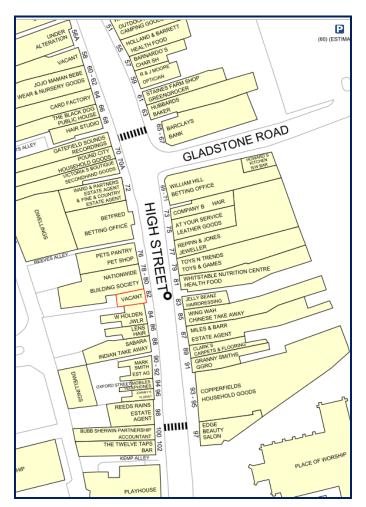
82 High Street Whitstable Kent CT5 1AZ

- Prime High Street Position
- Positioned Nearby a Number of National Occupiers Including Nationwide, Betfred, William Hill and Barclays Bank
- Suitable for Various Commercial Uses (subject to planning) including Shop, Café, Office and Surgery
- Allocated Car Parking

LOCATION

Whitstable is a popular coastal town with a population of around 33,000. It is a short distance to the north of the A299 providing access to the M2 motorway with central London around 60 miles to the west, Canterbury 7 miles to the south and Margate 18 miles to the east.

The property is in a prime retail position with nearby occupiers including Nationwide, Betfred, William Hill and Barclays Bank.



DESCRIPTION

The property comprises part of a period building arranged as a ground floor shop with offices and staff areas on the first floor, and benefitting from the following features;

- Prominent High Street Frontage
- Modern First Floor Offices
- Electric Heating

The property also benefits from two allocated parking spaces to the rear, accessed off Middle Wall.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Accommodation	Area m²	Area sq ft
Ground	Sales	20.2	217
First	Offices & Staff	66.0	712
Total		86.2	929

TERMS

The property is available to let by way of a new internal Repairing and Insuring lease for a term to be agreed.

RENT

Our clients are seeking a rent of £18,000 per annum exclusive of insurance, service charge and VAT.

SERVICE CHARGE

The tenant will be required to pay a service charge in relation to the maintenance and repair of the building. The tenant is to be responsible for the whole internal demise.

RATES

The occupier will be responsible for the payment of business rates attached to the property.

LEGAL COSTS

Each party to bear their own.

VAT/FINANCE ACT 1989

Unless otherwise stated, rents are exclusive of Value Added Tax (VAT). Tenants should satisfy themselves independently as to VAT in respect of any transaction.



VIEWINGS

Strictly by appointment through Sole Agents

BTF Partnership

Ned Gleave William Hinckley 07717 711091 07771 600502

Details amended April 2019

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