

58 HIGH STREET WHITSTABLE KENT CT5 1BB

## Prime Retail Unit TO LET



STOCK PHOTO

- Favourable High Street Trading position with Parking for one car to the rear
- Retail space approx 1,377 sq ft plus storage
- Superb Business Opportunity/ Huge Potential
- Stripped to shell finish, new 3 phase power supply

Asking rent: £40,000 p.a. exclusive of outgoings

### Location

The subject premises occupy a highly sought after trading position on Whitstable High Street next to the former NatWest bank premises. There are a good selection of independent boutiques and restaurants as well as national stores including Costa, Mountain Warehouse, Card Factory, Holland and Barrett, Fatface and Barclays Bank to name but a few. There are short term pay and display car parks close by as well as loading bays to the front the beach is a few minutes' walk.

### Description

A superb High Street opportunity! It's bigger than you think! Rarely available attractive double fronted shop with substantial retail area currently stripped out to a shell finish and a recently installed three phase power supply. There are currently Male and female WC's on the first floor level. There is an additional store of approximately 198 sq ft to the rear and one very useful parking space. Viewing is essential to appreciate all this property has to offer. Considered suitable for a variety of different uses subject to all usual consents being obtained.

### Lease

To let on new full repairing and insuring lease for a term of years to be agreed.

### Accommodation

	Metric	Imperial
Ground Floor	127.9 sq m	1,377 sq ft
Total	127.9 sq m	1,377 sq ft
Additional rear store		198 sq ft

### Use

Class E Retail Use. Other uses maybe considered subject to all usual consents being obtained.

### Rental

£40,000 per annum exclusive of rates and any service charges. Rental payable monthly or quarterly in advance. A rent deposit may be required aside from normal quarterly rent.

**References will also be required in the normal way.**

### Rates

Interested parties should contact Canterbury City Council for verification.

### EPC

Available upon request

### Legal Costs

Ingoing tenant to be responsible for all reasonable legal costs in preparing a new lease.

### VAT

We understand that the property is not elected for VAT.

### Code for Leasing Business Premises

We refer you to the Code for Leasing Business Premises in England and Wales 2007, available at <http://www.leasingbusinesspremises.co.uk/>

### Local Authority

Canterbury City Council

### Viewings

All viewings are strictly by appointment through Azure Property Consultants Ltd.

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### SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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