

**OFFICE/ RETAIL/ SURGERY/ CAFÉ****TO LET**

**122.4 m<sup>2</sup> (1,317 sq ft) approx.**

**124 Middle Wall  
Whitstable  
Kent  
CT5 1BW**

- **Attractive Period Building**
- **Suitable for Various Commercial Uses (Including Office, Retail, Café & Surgery)**
- **Situated a Short Distance from The High Street and Whitstable Railway Station**
- **4 Allocated Car Parking Spaces**

## LOCATION

Whitstable is a popular coastal town with a population of around 33,000 and within the Canterbury district which has a population of over 150,000. 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 located on the west side of Middle Wall in Whitstable town centre close to the main shopping areas and public car parks. Whitstable railway station is within close proximity providing services to London (Victoria and St Pancras) in journey times of around 1 hour and 10 minutes.



## DESCRIPTION

The property comprises an attractive period building currently arranged as a mix of open plan and cellular offices over ground floor level which are finished to a modern specification to include:

- Central Heating
- LED Lighting
- Carpets
- Kitchen
- Male & Female WC's

The tenant will also have use of 4 dedicated car parking spaces to the car park to the side of the building.

## ACCOMMODATION

The property has the following approximate floor areas:

Floor	Accommodation	Area m <sup>2</sup>	Area sq ft
Ground	Reception/ Lobby	23.3	251
	Offices	90.3	972
	Kitchen & Stores	8.8	94
<b>Total</b>		<b>122.4</b>	<b>1,317</b>

## TERMS

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed.

## RENTS

Our client is seeking a rent of £17,000 per annum exclusive of rates, service charge and VAT (if applicable).

## USE

The property is suitable for a variety of commercial uses (under Use Class E – Commercial, Business & Service) such as;

- Office
- Retail
- Doctors or Dentist Surgery
- Veterinary Practice
- Hairdressing Salon/ Beauticians
- Coffee Shop

## DEPOSIT

A deposit will be held by the landlord for the duration of the term.

## SERVICE CHARGE

The tenant will be required to pay a service charge in addition to rent to enable the Landlord to recover a proportion of costs of maintaining the building and communal areas.

## BUSINESS RATES

The Rateable Value (RV) of the property shown on the VOA website is as;

Offices & Premises      £9,600

## EPC

The property has been assessed within Band E (I11).

## FINANCE ACT 1989

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

## LEGAL COSTS

Each party to bear their own

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF Partnership

Ned Gleave  
William Hinckley  
**01227 763663**

Details created November 2020

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