

71 High Street
Deal, KENT CT14 6HB

Former Bank Premises Unit
with parking to rear.

FOR SALE OR TO RENT



- Class E (or other uses subject to Planning)
- Accommodation over 3 floors
- 3823 sq ft (355 sq m),
- Located in the popular Deal Town Centre
- Available Now

Asking rent: £37,500 p.a. exclusive of outgoings
Freehold Guide Price £650,000

Location

The subject premises are located in a highly visible position on Deal High Street close to the pedestrianised thoroughfare. Nearby occupiers include Costa, The Original Factory Shop, Savers to name but a few. Short term pay and display parking nearby.

Description

The property is a self-contained attractive building currently occupied by HSBC Bank with accommodation over three floors including banking hall and storage on the ground floor and various offices, wc's and staff room on the upper parts. Viewing highly recommended to appreciate the space plus extremely useful parking area to the rear.

Lease

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

Accommodation

	Metric	Imperial
Banking Hall	47.38 sq m	510 sq ft
Rear Office	30.46 sq m	328 sq ft
Storage	29.95 sq m	322 sq ft
First Floor Offices	74.62 sq m	803 sq ft

Enclosed parking area to rear of premises.

Use

Class E (or other uses may be considered subject to Planning).

Rental

£37,500 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 be required in the normal way.

Alternatively

Guide Price for Freehold £650,000 subject to contract

Rates

Interested parties should contact Dover District Council for verification.

EPC

Available upon request

Legal Costs

Each party is to pay their own legal costs.

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

Dover District Council

Viewings

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

For further information please contact:

Azure Property Consultants Ltd

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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