

27-31 High Street
Whitstable CT5 1AP

Substantial retail Premises TO LET



- Superb A1 Retail opportunity, Quality Fit out
- Total approx area in excess 3400 sq ft of retail space
- Highly visible High Street location close Boots and Sainsbury's
- Trading 7 days a week, suit various business's
- Large storage area with freezer/chiller and prep space to rear
- Early inspection highly recommended

Asking rent: £55,000 p.a. exclusive of outgoings

NIL Premium

Location

The subject premises occupy a highly sought after trading position on Whitstable High Street next to Boots and opposite Sainsbury Local. There are a good selection of independent boutiques and restaurants as well as national stores including Costa, Mountain Warehouse, Card Factory, Barclays Bank and recently opened Joules and Fatface with Café Nero opening soon to name but a few. There are short term pay and display car parks close by and the beach is a few minutes' walk.

Description

A substantial three storey property with excellent frontage previously used as a convenience store. The property is now vacant and viewing comes highly recommended. There are roller shutters to the front, extensive alarm and fire system. The ground floor retail area is fully tiled, suspended ceilings with inset lighting, to the rear are useful walk in chiller and freezer plus bakery/preparation room. The first floor has staff facilities, office, kitchen and WC. There is also a number of other rooms across the remainder of the first floor and second floor ideal for further offices or living accommodation although in need of refurbishment. To the rear of the premises is a small yard with parking for 2 cars.

The property has only come available due to our client's ongoing commitments and expansion in London. The premises are considered suitable for a variety of uses subject to all usual consents being obtained.

Lease Terms

By way of assignment of the existing 25 year lease dated 3rd April 2000. There is a rent review as per lease 3rd April 2020.

Accommodation

| | Metric | Imperial |
|----------------------|-------------|------------|
| Ground floor retail | 315.94 sq m | 3440 sq ft |
| First floor | | |
| offices/storage | 90.82 sq m | 977 sq ft |
| Second floor storage | 52.75 sq m | 568 sq ft |

Parking for two cars

Use

Class A1 Retail Use (Other uses may be considered subject to all usual consents being obtained)

Rental

£55,000 per annum exclusive of all usual outgoings. A rent deposit will be required for the duration of the lease. **Suitable references will also be required in the normal way.**

Premium

NO PREMIUM

Trading Hours

The current tenants had been trading daily from 8am-9pm.

Rates

Interested parties should contact Canterbury City Council for verification

Legal Costs

Each party to be responsible for their own reasonable legal costs involved in the assignment of this 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 agents Azure Property Consultants Ltd

For further information please contact:

Azure Property Consultants Ltd

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SUBJECT TO CONTRACT, SUITABLE REFERENCES & EXCLUSIVE OF VAT

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Energy Performance Certificate

Non-Domestic Building



27-31 High Street
WHITSTABLE
CT5 1AP

Certificate Reference Number:
0920-4979-0364-9170-5090

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

80

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

| | |
|--|---------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Air Conditioning |
| Total useful floor area (m ²): | 558 |
| Assessment Level: | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 64.15 |
| Primary energy use (kWh/m ² per year): | Not available |

Benchmarks

Buildings similar to this one could have ratings as follows:

29

If newly built

77

If typical of the existing stock