

65-67 High Street  
Whitstable Kent CT5 1AP

## Former Bank Premises Prime Position FOR SALE or TO LET



- Excellent Commercial opportunity in popular Whitstable High Street
- Ground floor total Area Approx 1840 sq ft
- Self contained First Floor offices 950 sq ft
- Suit various uses subject to usual consents
- Town centre location close to car parks
- Available now, Keys to view

Asking rent: £37,000 pa exclusive of outgoings

FOR SALE: £675,000 freehold with vacant possession

### Location

The subject premises are located in a busy and prominent high street location. There are a good mix of local and National operators nearby with the seafront and popular Harbour not too far away. Notable retailers include Holland and Barrett, Mountain Warehouse, Fat Face, and Sainsbury Local. There is a public pay and display car park immediately behind the property

### Description

A purpose built two storey former bank premises found in good order throughout, the ground floor has an open plan sales/retail area, ancillary storage, office plus staff room, wc's and large walk in safe.

Access to the upper floor can either be through the back store room or an independent door from Gladstone Road which leads to a staircase to the first floor rooms. There is a large open plan office plus smaller room, kitchen/ staff area and separate male and female toilets.

### Lease

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

### Accommodation

The Approximate dimensions are as follows:

	Metric	Imperial
GF Retail area	115.77 sq m	1245 sq ft
GF ancillary	55.29 sq m	595 sq ft
FF offices	79.59 sq m	855 sq ft
FF ancillary	8.84 sq m	95 sq ft

Former Banking Hall with first floor self contained offices, Other uses maybe considered subject to all usual consents being obtained

### Rental

£37,000 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 rent.

**References required in the normal way.**

### ALTERNATIVELY

£675,000 for the freehold with vacant possession subject to contact only ( proof of funds will be required in the normal way)

### EPC

Available upon request

### Legal Costs

Ingoing tenant to be responsible for all reasonable legal costs in preparing the 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 Sole agents Azure Property Consultants Ltd

For further information please contact:

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### SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

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