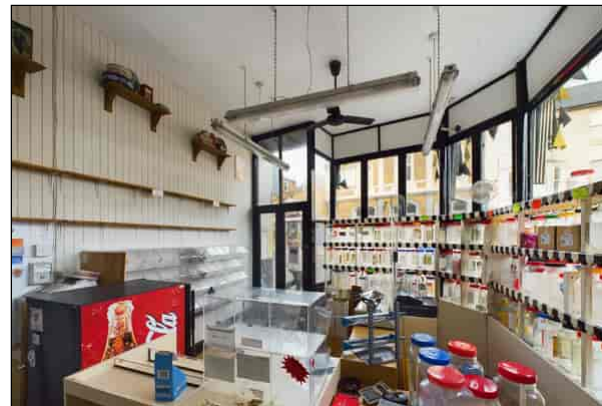


Terence Painter

ESTATE AGENTS

- Lock-up Shop Unit To Let
- Busy High Street Location
- Prime Corner Position
- Ground Floor & Basement
- £12,000 Per Annum Rental
- No Premium
- New Lease Available



33 High Street, Broadstairs, Kent. CT10 1JR.

Leasehold Per Annum Rental £12,000

Ground Floor

Entrance

Via recessed porchway with bi-folding glazed wooden entrance door.

Retail Area

4.19m x 3.94m (13' 9" x 12' 11") Painted wood panelling to walls. Corner windows with fitted display shelving. Fluorescent strip lighting. Corner wash hand basin. Trap hatch to basement. Doorway to lobby and W.C.

Basement

Basement Storage Room

4.05m x 3.67m plus recess (13' 3" x 12' 0") Accessed via wooden steps. Strip lighting. Electric meter and consumer unit. The ceiling height is approx. 1.90m.

Lobby

1.54m x 1.09m (5' 1" x 3' 7") With access to W.C.

W.C.

1.20m x 0.86m (3' 11" x 2' 10") With low level W.C.

New Lease & Buildings Insurance

The premises are to be offered with a new full repairing and insuring commercial lease, terms to be agreed. Starting rent of £12,000 per annum (£1,000 per calendar month). The Landlord will insure the property with the premium recoverable from the tenant. The tenant will be responsible for their own contents insurance.

Business Rates

The current Business Rateable Value is £4,250. This is not the amount that you would pay but the amount against which the rates are calculated. You may be eligible for Small Business Relief and may be exempt from paying business rates, prospective tenants should make their own enquiries.

Services

Electricity, mains water & drainage. No gas.

Planning

We understand that the property benefits from Class A1 (retail use). Alternative uses may be considered, subject to Landlords consent and subject to planning. All planning enquiries should be made to Thanet District Council planning department on 01843 577150 or planning.services@thanet.gov.uk

Energy Performance Certificate

Rating awaited.



33 High Street, Broadstairs, Kent. CT10 1JR.

Per Annum Rental £12,000

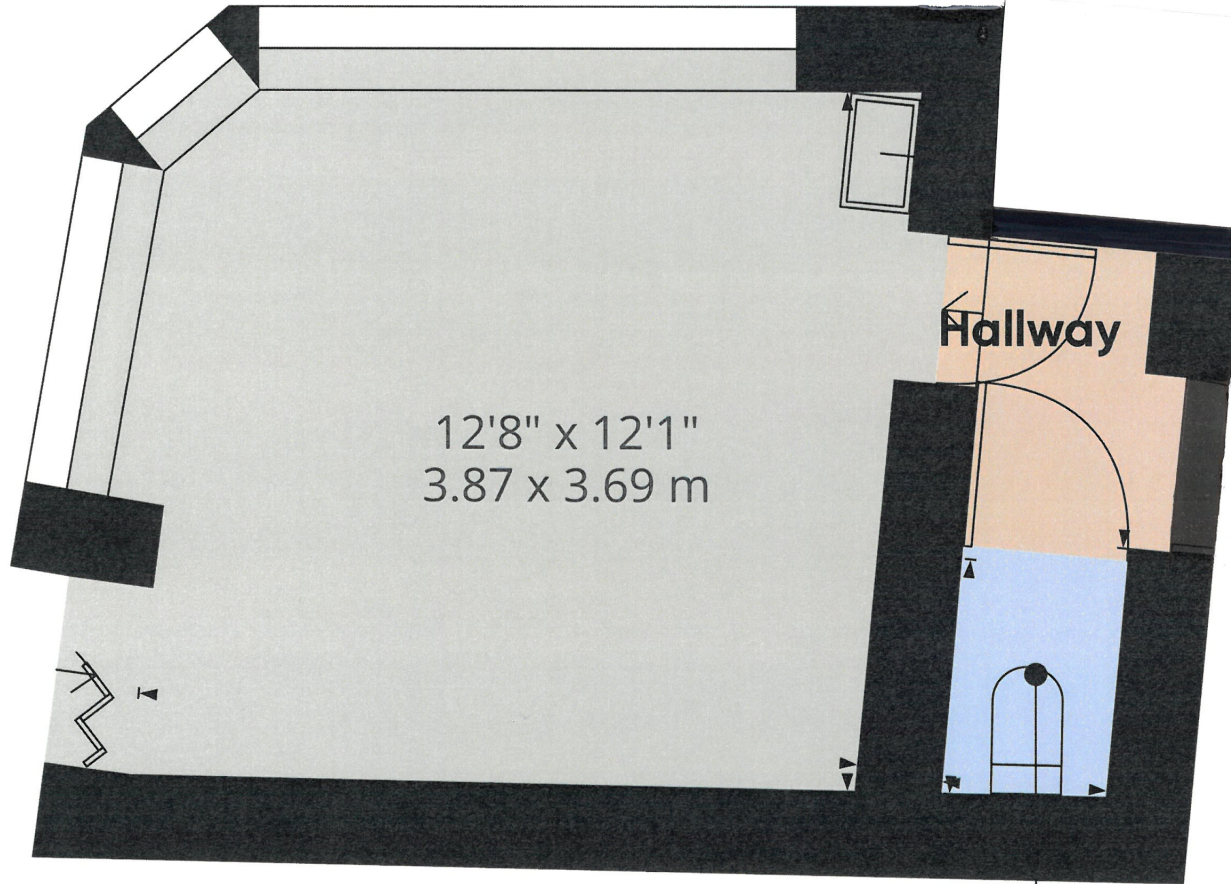


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area⁰

220.94 ft²

20.53 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

33 High Street, Broadstairs, Kent. CT10 1JR.

Per Annum Rental £12,000