



Terence Painter

ESTATE AGENTS

- Lock Up Commercial/Shop Premises
- Busy Secondary Trading Position
- Good Street Frontage
- Close to High Street & Sea Front
- New Commercial Lease Available
- Suitable for Various Uses (STPP)
- Private Garden to the Rear
- £25,000 Per Annum Rental



2-4 Dundonald Road, Broadstairs, Kent. CT101PE.

Leasehold Per Annum Rental £25,000

LOCK-UP COMMERCIAL PREMISES TO LET WITH PRIVATE GARDEN, CLOSE TO TOWN CENTRE & SEA FRONT

Located within the heart of Broadstairs within a busy secondary trading position, with a good selection of independent retailers and businesses nearby and close to the busy high street and sea front.

This former restaurant premises would be suitable for a number of commercial opportunities, subject to any necessary planning permission and Landlords consent.

The premises benefits from a highly visible street frontage and a private garden area located at the rear. Internally there is a reception area, main retail space, a former kitchen and washing up area, and gents and ladies W.C.s.

The premises, which does require full refurbishment and fitting out, would in our opinion make an ideal café/tea rooms, retail or office premises.

The property is to be let on a new 6-year full repairing and insuring commercial lease.

Ground Floor

Entrance

Via open porchway with two double glazed doors leading to:

Reception Area

3.38m x 2.45m (11' 1" x 8' 0") With wooden floor. Open to:

Main Retail Area

7.75m extending to 9.55m x 4.25m (25' 5" x 31' 4" x 13' 11") Large square bay window to front. Wood flooring. Coved ceiling. Double doors to rear lobby leading to garden. Doorway with step up leading to W.C.s. Doorway leading to kitchen/store rooms.

Former Kitchen

3.57m x 2.37m (11' 9" x 7' 9") Part tiled walls. Extractor canopy. Two steps up to prep/storage area.

Prep/Storage Area

3.24m x 2.62m (10' 8" x 8' 7") Tiled floor, wash hand basin, two bowl stainless steel sink unit. Door to rear lobby.

Rear Lobby

1.92m x 1.35m (6' 4" x 4' 5") Door leading to rear garden.

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W.C.s

Gents & Ladies W.C.s with wash hand basins and double glazed windows to rear.

Rear Garden

Sunny west-facing garden approx. 8.4m deep (27' 7") with paved area and outside tap.

Business Rates

The current Rateable Value is £9,100.

Lease

The Landlord is looking to grant a new 6-year commercial repairing and insuring lease.

EPC - Rating 57 - Band C

Deposit

The Landlord will require two months rent as a deposit.

Planning & Restrictions

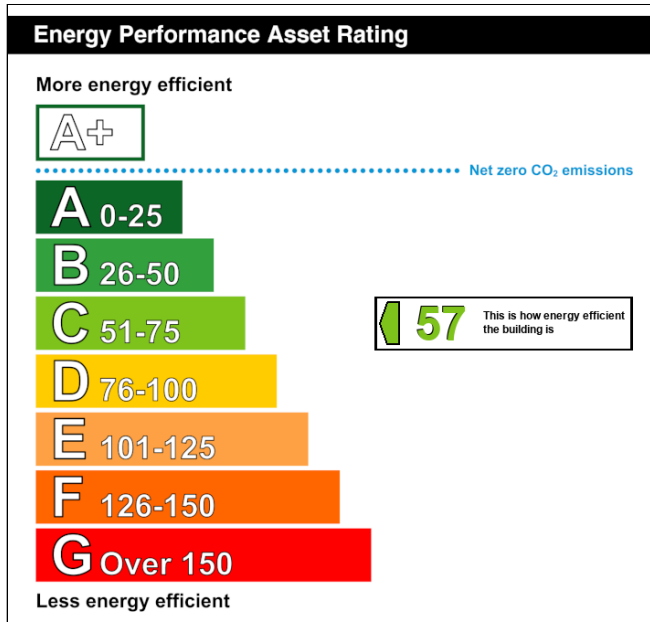
The property may be suitable for various commercial ventures subject to planning and the Landlord's consent. The Landlord has set a restriction against use as a restaurant.

All planning enquiries should be made to Thanet District Council Planning Department on 01843 577150 or to planning.services@thanet.gov.uk



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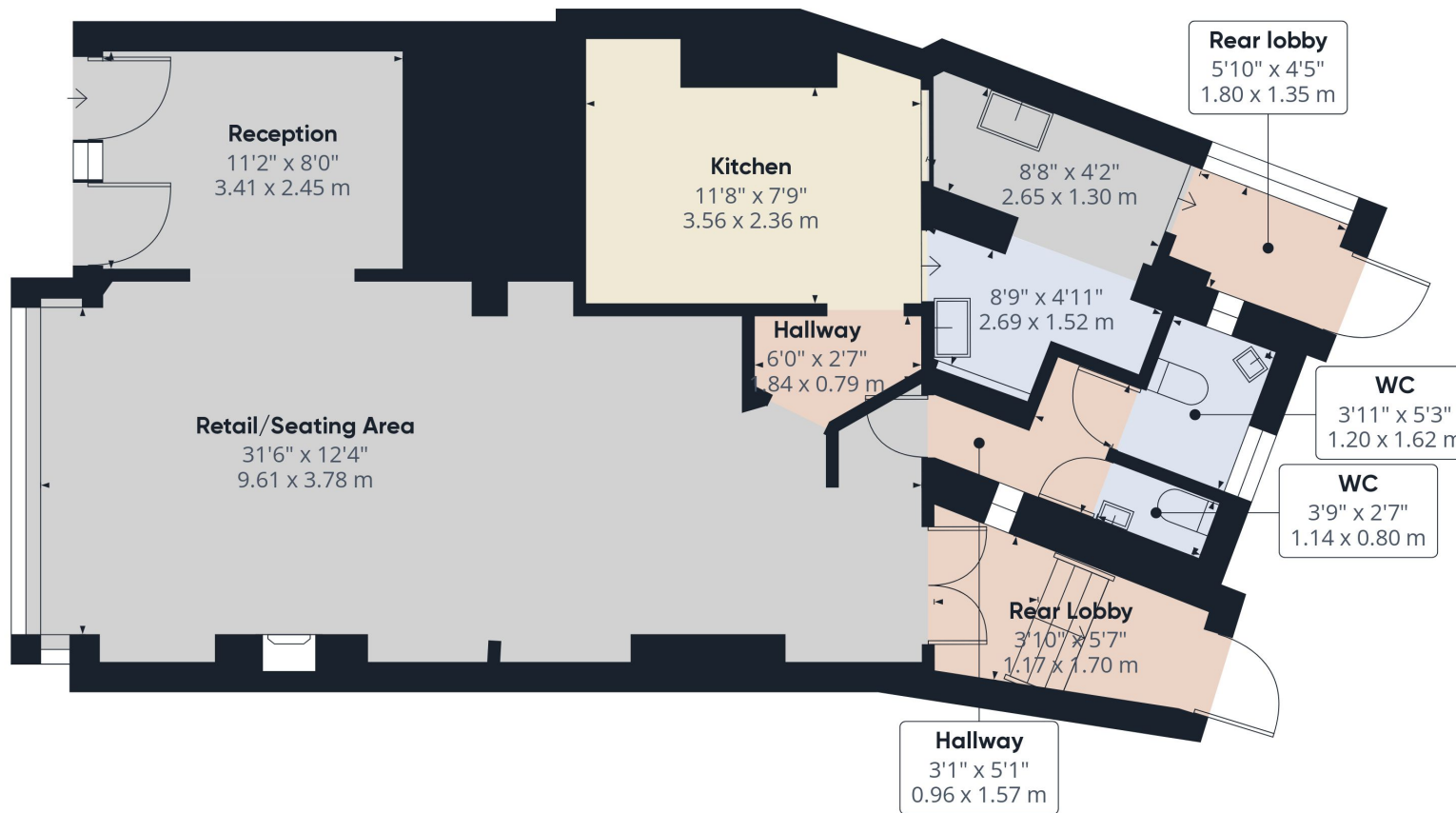


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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Approximate total area

823.87 ft²
76.54 m²

(1) 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.

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