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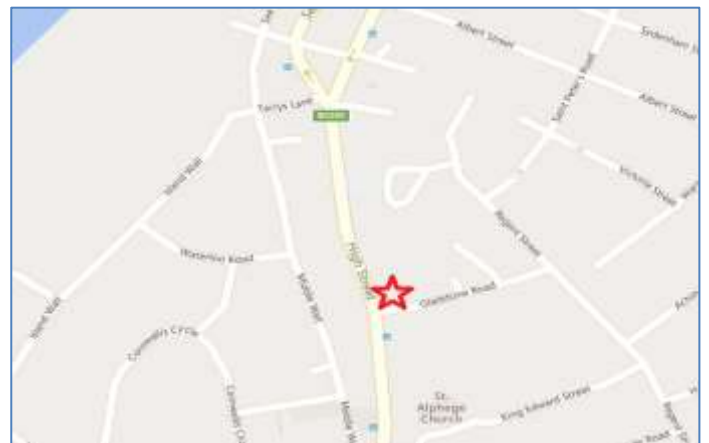
65 – 67 High Street, Whitstable, Kent CT5 1AP



**PROMINENT COMMERCIAL BUILDING WITH RETAIL AND OFFICES
TO LET AS A WHOLE OR AS SEPERATE SELF-CONTAINED RETAIL AND OFFICE UNITS**

FEATURES

- Prominent former bank premises suitable for a variety of uses subject to planning
- Modern first floor offices
- Town centre location close to public car parks



LOCATION

The property is located in Whitstable, a popular seaside town on the north coast of Kent approximately 11 kms north of Canterbury and 45 kms north east of the county town of Maidstone.

It is situated in a prominent position at the junction of the High Street and Gladstone Road in Whitstable town centre. There is a public car park immediately behind the property.

Occupiers in the immediate vicinity comprise a mixture of mainly local independent traders and some national multiples such as Mountain Warehouse, Fatface and Holland and Barrett.

DESCRIPTION

The property comprises a purpose built two storey former bank arranged on the ground floor with a former banking hall. To the rear there is ancillary accommodation, which includes a large walk in safe, staff room, cloakrooms, an office and further storage.

The upper parts can be accessed through a door in the rear store room or externally from Gladstone Road where a staircase leads to the first floor. The accommodation comprises a large open plan office at the front of the building, together with a smaller office, kitchen and male and female cloakrooms.

ACCOMMODATION

The property has the following approximate net internal areas:

Description	M ²	Ft ²
Ground Floor - Retail Area	115.77	1,245
Ground Floor - Ancillary	55.29	595
TOTAL	171.06	1,840
First Floor - Offices	79.59	855
First Floor - Ancillary	8.84	95
TOTAL	88.43	950

TERMS

Lease and Rent

The property is available to let as a whole or as separate retail and office units. Rents are available on application.

VAT will be charged.

Planning

The premises are suitable for a variety of uses. Prospective tenants should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable. Any change of use will also be subject to Landlords' consent.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

According to the Valuation Office Agency website the property as the following rateable values:

Ground floor: Bank and premises	- £27,000
First Floor: Offices and premises	- £8,800

EPC

To be assessed.

Viewing

Via Sole Agents Caxtons **01227 788088**

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