

## 62 High Street, Whitstable, Kent, CT5 1BB TO LET NEW FR& I LEASE £38,000 per annum



**TO LET £38000.00 per annum New Fr & I Lease Immaculate open plan retail unit enjoying arguably the best location on busy and popular Whitstable High Street in close proximity to the beach, harbour and surrounded by multi-national retailers, restaurants and bars.**

- PROMINENT HIGH STREET LOCATION
- 1300 SQ FT OPEN PLAN SPACE
- REAR STORE AND WC KITCHEN PREP AREA
- EXCELENT FOOTFALL
- HIGHLY VISIBLE SHOPFRONT
- ADJACENT TO MUTLINATIONAL TRADERS
- CLOSE TO RAIL STATION
- SHORT WALK FROM WHITSTABLE COAST AND HARBOUR
- SERIOUS ENQUIRIES ONLY

### LOCATION

Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, restaurants, the seafront, schools and station. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages.

The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well-regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.8 miles distant) provides frequent services to London (Victoria approximately 80 minutes). The high-speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

*Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance*

**Open 7 days a week**

Harpers House, 8 Bexley High Street, Bexley, DA5 1AD

Tel: 01322 524425 Fax: 01322 559500

www.harpersandco.com info@harpersandco.com

## **Viewings by appointment only call Jak Kypri 01322 524425 Director Harpers & Co**

This large double unit enjoys probably the best and most core pitch in the High Street and enjoys excellent footfall. Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, restaurants, the seafront, schools and station. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages.

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### **Rates**

Current rateable value (1 April 2023 to present) £31,500. Applicants are encouraged to make their own enquiries to the Valuations Office. Go to [www.voa.gov.uk](http://www.voa.gov.uk)

### **VAT**

This property is not elected for VAT and so VAT is not charged.

### **Description**

The property is arranged over ground floor, with the following approximate areas and dimensions: - Shop Depth 18.28 m 60 ft 6 ins Gross Frontage 4.57 m 15 ft 8 ins Ground Floor 86.3 sq m 929 sq ft. The shop has an excellent and attractive window and enjoys excellent footfall and vehicular traffic. The interior is well lit with spotlights and laminate flooring throughout with integrated air

### **Contact**

**For further information or to arrange an inspection of the property please contact sole agents:**

London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

### **Terms**

Terms - The property is available to let on a new fully repairing and insuring lease for a 10 or more-year term - Rent at the rate of £38,000 per annum exclusive of rates and VAT (if applicable) - Lease to be inside the provisions of section 24-28 of the Landlord and Tenant Act 1954 Part II - Rent to be paid quarterly in advance - Rent reviews at 5 years.

- *Planning The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable. Any change of use may also be subject to Landlord's consent.*

conditioning. the previous retailer spent a considerable amount bringing the unit into a very attractive fitout. Rear fire escape. This unit will suit a variety of operators and is CLASS E.

### **EPC**

The property is currently rated within Band D. A copy of the EPC is available on request.

### **Money Laundering**

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## **PROPERTY MISDESCRIPTIONS ACT 1991**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. Any fixtures & Fitting listed are as a guide only and do not form any part of an offer or contract.
5. The agents have not checked the deeds to verify the boundaries.

Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.



Harpers & Co

## MEET OUR AWARD WINNING TEAM

				
<b>Dr Jak Kypri</b> Director	<b>Kellie Kemp</b> Sales Manager	<b>Lisa Lloyd</b> Property Manager	<b>Michelle Everson</b> Branch Manager	<b>Joseph Mulligan</b> Estates Administrator

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