



**Beach Walk House, Beach Walk
£25,000 Per Annum**

...for Coastal, Country & City living.



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Beach Walk House, Beach Walk

Ground Floor Commercial Premises Beach Walk House, Beach Walk, Whitstable, Kent, CT5 2RI

A unique and exciting opportunity to acquire a substantial commercial unit occupying the ground floor of a new landmark building in the heart of Whitstable. Beach Walk House is moments from the beach and promenade at Tankerton, a short stroll to Whitstable's working harbour, the bustling town centre with its boutique shops and highly regarded eateries, and Whitstable station (0.7 miles).

This spacious and diverse commercial unit is offered to let with insuring and repairing obligations is suitable for retail/professional service commercial uses (under Use Class E - Commercial, Business & Service) and provides approximately 624 sq ft (58 sq m) of modern office/retail space, contained on one floor and enjoying prominent roadside frontage with high footfall. Due for completion April 2025.

Location

Tower Parade is a convenient and desirable location just a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.



• EPC (non-domestic building)

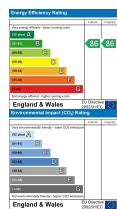
Rating = B

• Rateable Value

According to GOV.UK the rateable value for this property is to be confirmed

• Terms

- The property is available to let on a new fully repairing and insuring lease for a 10 year term
- Rent at the rate of £25,000 per annum exclusive of rates and VAT (if applicable)
- Rent deposit of £6,250 to be paid on completion (equivalent of 3 months rent)
- Lease to be outside the provisions of section 24-28 of the Landlord and Tenant Act 1954 Part II
- Rent reviews at 3, 6 and 9 years, linked to RPI
- Each party will be responsible for their own legal costs
- Service Charge – TBC



Viewing: STRICTLY BY APPOINTMENT WITH AGENTS: t: 01227 26641

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