

CHRISTOPHER HODGSON



Whitstable

To Let £30,000 Per Annum

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

31 Harbour Street, Whitstable, Kent, CT5 1AJ

A rare and exciting opportunity to acquire a former salon premises arranged over three floors in a bold and prominent location on Whitstable's thriving Harbour Street, which enjoys a busy trading position with high footfall. Whitstable's bustling High Street is moments away includes a variety of both independent and national retailers, and is on a bus route to the Cathedral City of Canterbury.

The premises extends in total to approximately 2005 sq ft (186 sq m) and benefits from a return frontage to Red Lion Lane. The building comprises of two large retail areas including 46.3m² to the ground floor (of which 23.6m² Zone A) and 44.5m² to the first floor. In addition there are two kitchen areas, both staff and customer toilet facilities, and

treatment/storage rooms within the basement.

The property is offered to let with insuring and repairing obligations and is suitable for retail/professional service commercial uses (under Use Class E - Commercial, Business & Service).



Location

Harbour Street is a coveted beach location moments 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 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- Ground Floor Retail Area 41'10" x 16'1" (12.75m x 4.90m) at maximum points.
- Store 9'8" x 7'5" (2.95m x 2.26m) at maximum points.

FIRST FLOOR

- First Floor Retail Area 33'4" x 11'8" (10.16m x 3.56m) at maximum points.
- Kitchen 7'9" x 7'5" (2.35m x 2.25m) at maximum points.
- Customer WC 4'11" x 2'8" (1.50m x 0.81m) at maximum points.
- Customer WC 4'11" x 2'5" (1.50m x 0.74m) at maximum points.

BASEMENT

- Treatment Room 10'9" x 8'9" (3.28m x 2.67m) at maximum points.
- Treatment Room 10'9" x 8'9" (3.28m x 2.67m) at maximum points.
- Storage Room



• Kitchen/Staff Room 14'9" x 8'0" (4.50m x 2.44m) at maximum points.

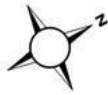
• Staff WC

• EPC (non-domestic building)
Rating = C (63)

• Rateable Value
According to GOV.UK the rateable value for this property is £17,250.

- 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 £30,000 per annum exclusive of rates and VAT (if applicable)
 - Rent deposit of £15,000 to be paid on completion (equivalent of 6 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



Ground Floor

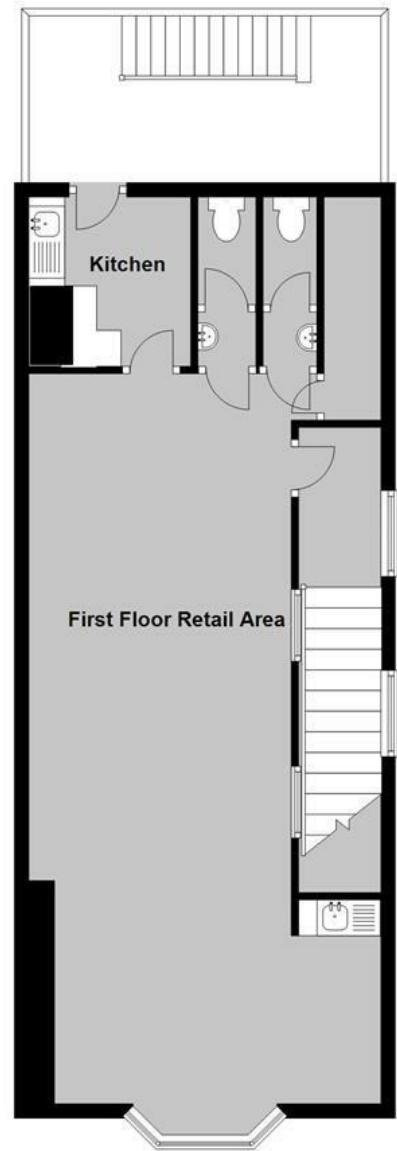
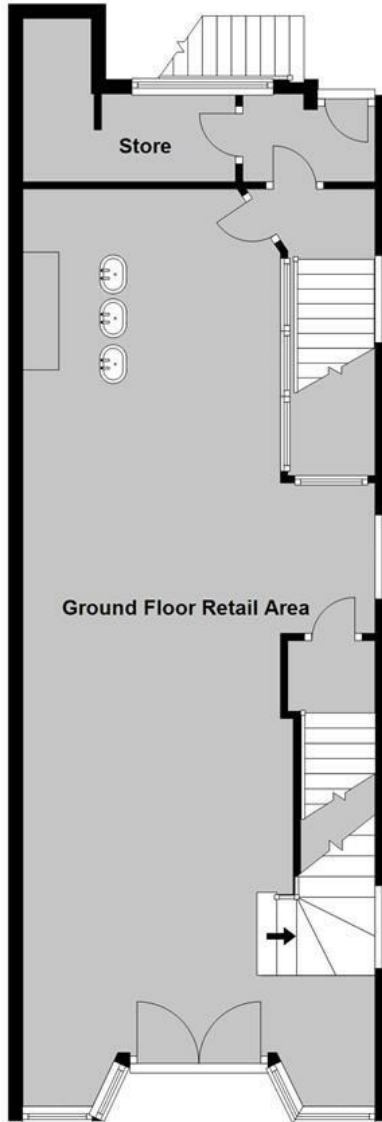
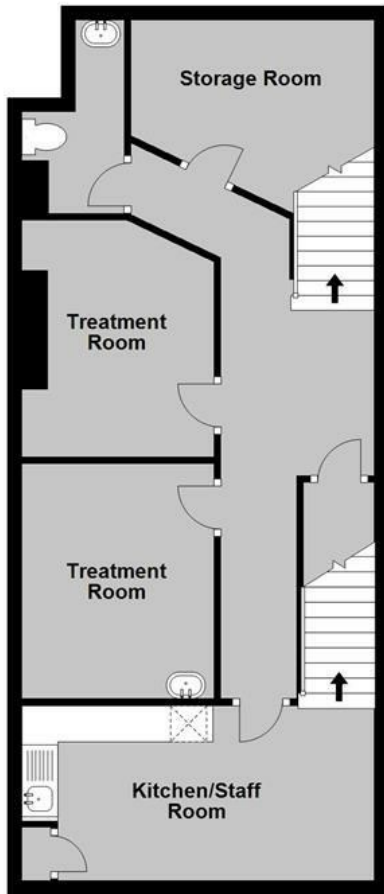
Approx. 67.7 sq. metres (729.1 sq. feet)

First Floor

Approx. 61.9 sq. metres (666.7 sq. feet)

Basement

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 186.3 sq. metres (2005.1 sq. feet)

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

