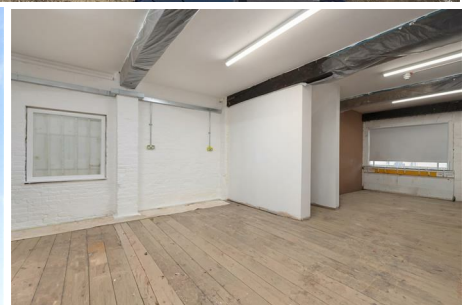


CHRISTOPHER HODGSON



Whitstable

To Let £20,000 Per Annum Subject to VAT

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Unit 4, Goldfinch Art Centre, Sea Wall, Whitstable, Kent, CT5 1BX

A lock-up retail unit with a cloakroom, extending to 511 sq ft (47.5 sq m) situated in an enviable position on Whitstable's desirable Sea Wall, moments from Whitstable's charming pebble beach, where a short and pleasant stroll will take you to the famous working harbour, The Horsebridge Arts and Community Centre, and Harbour Street with its array of independent shops and highly regarded restaurants. Whitstable Station (0.6 miles).



LOCATION

Sea Wall is a desirable location in Whitstable, conveniently positioned moments from the beach and town centre. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The bustling High Street offers a diverse range of independent boutique shops, café bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable 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 M2/A2 giving access to the channel ports and connecting motorway network.

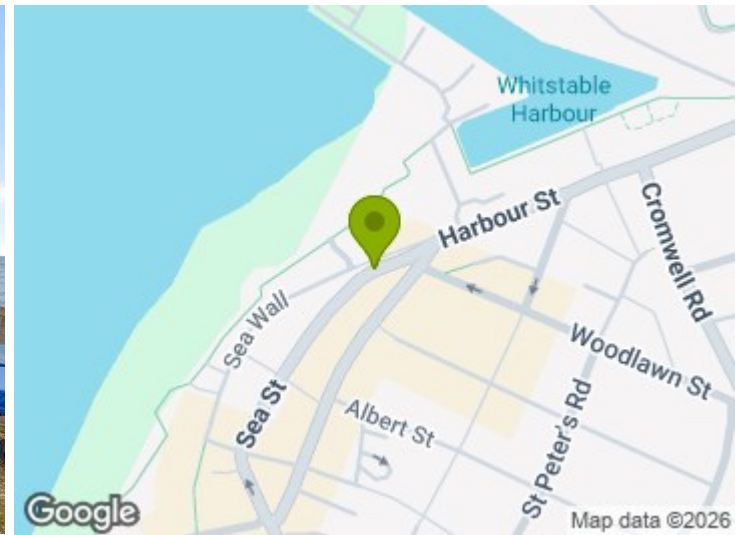
- EPC (non-domestic building)
Rating = 118 (E)

- BUSINESS RATES (COMMERCIAL)
To be confirmed by the Valuation Office Agency (VOA)

- TERMS

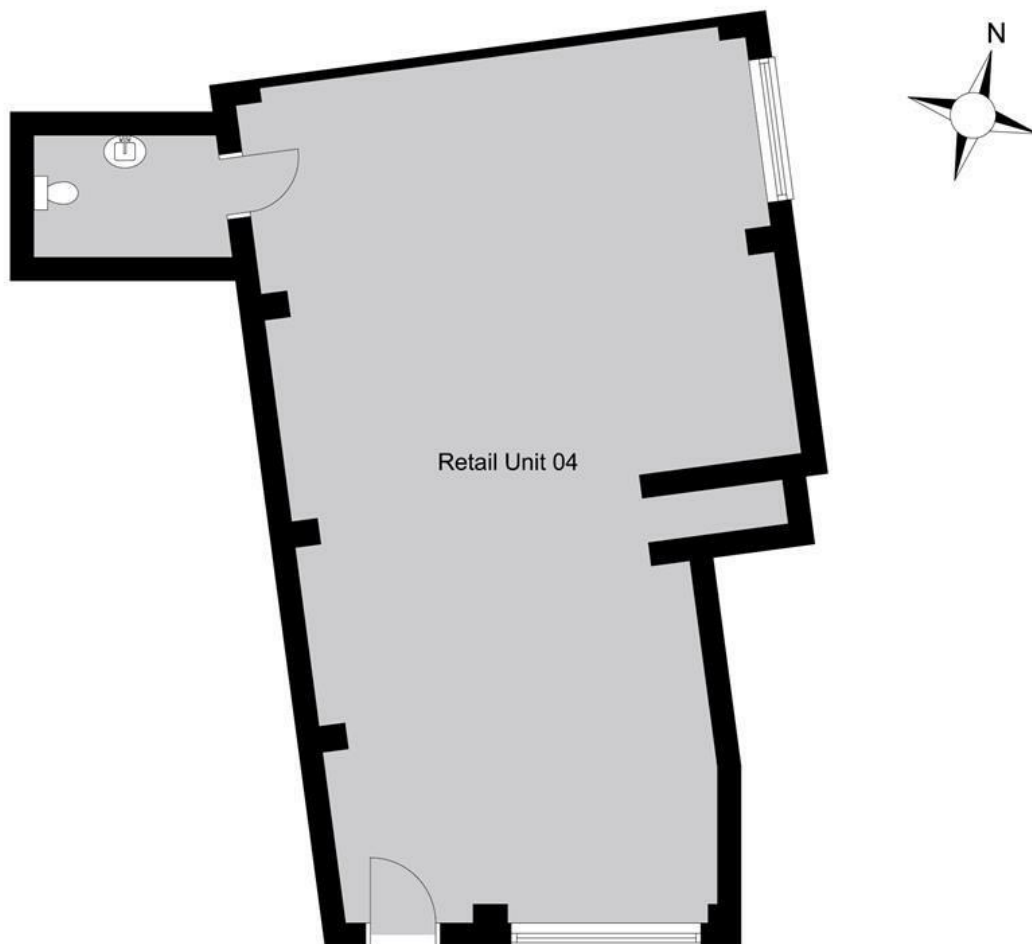
- The property is available to let on a new fully repairing and insuring lease for a 10 year term
- Rent at the rate of £20,000 per annum exclusive of rates and VAT (if applicable)
- Rent deposit of £5,000 to be paid on completion (equivalent of 3 months rent)
- Lease to be outside the provisions of 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

- VAT
The property has been elected for VAT, and VAT will be charged on the rent and other sums due under the lease.



Ground Floor

Main area: approx. 47.5 sq. metres (511.3 sq. feet)



Main area: Approx. 47.5 sq. metres (511.3 sq. feet)

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EPC Rating
118 (E)

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