

**RETAIL UNIT IN BUSY PRIME TOWN CENTRE
LOCATION**

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**9 High Street,
Whitstable,
Kent,
CT5 1AP**

**DOUBLE FRONTED RETAIL UNIT IN PRIME
HIGH STREET LOCATION**

TO LET (OR MAY SELL)

- ▶ Prime position in busy and popular High Street
- ▶ Suitable for a variety of uses within Use Class E
- ▶ Rear outdoor seating area
- ▶ Excellent double fronted display to High Street



Location

Whitstable is one of Kent's most popular seaside towns and with a population of approximately 30,000 and which also benefits from a large influx of tourist throughout the year. Canterbury is situated approximately 5 miles to the south and Herne Bay is approximately 2 miles to the east.

The property itself occupies a prime trading position fronting the east side of High Street. Nearby occupiers include Sainsbury's Local, Boots, Joules, Fat Face, Specsavers and a good variety of local retailers, restaurants and cafes.

Description

The property comprises the ground floor of a mid-terrace two storey building in the heart of Whitstable town centre.

Double fronted windows with a central entrance door provide excellent display to the High Street. A good size front retail space leads to further sales areas to the rear along with a kitchen area and disabled access WC.

To the rear is an enclosed outside seating area.

Accommodation

Description	Sq M	Sq Ft
Ground Floor - Retail Sales	112.87	1,215
Ground Floor - Kitchen	16.732	180

NB: All stated areas are net internal and approximate

Tenure

The property is available to let on full repairing and insuring terms at a rent of **£35,000** per annum exclusive of all other outgoings.

Alternatively, consideration will given to selling the whole property, which includes a first floor residential flat, held on a 999 year lease from 2011, and a rear garden at a price of **£450,000**.

VAT will be charged.

Rates

According to the Valuation Office Agency website the property's description is "cafe and premises" and the rateable value is £37,750.

Legal Costs

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

EPC

The property has an energy efficiency rating of A-24.



Viewing

By appointment, please contact:

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