

CHRISTOPHER HODGSON



Whitstable

To Let £25,000 Per Annum Subject to VAT

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Unit 2, 132-134 Cromwell Road, Whitstable, Kent, CT5 1NQ

A unique and exciting opportunity to acquire a substantial ground floor commercial unit situated within the heart of Whitstable town centre, ideally positioned within close proximity to the bustling high street and Whitstable mainline railway.

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 1700 sq ft (158 sq m) office/retail space, contained on one floor and enjoying prominent roadside frontage with high footfall.

The property benefits from 7 allocated parking spaces located to the rear of the unit.



LOCATION

Cromwell Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins). The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

• Retail Area

The premises provides approximately 1,700 sq ft (158 m sq) over ground floor only.

• Parking

Seven allocated parking spaces.

EPC (non-domestic building)

Rating = 34 (B)

BUSINESS RATES

According to the Valuation Office Agency website the property's current description is 'Shop and Premises' and the Rateable Value is currently £6,477.33.

For more information please visit [GOV.UK](https://www.gov.uk)

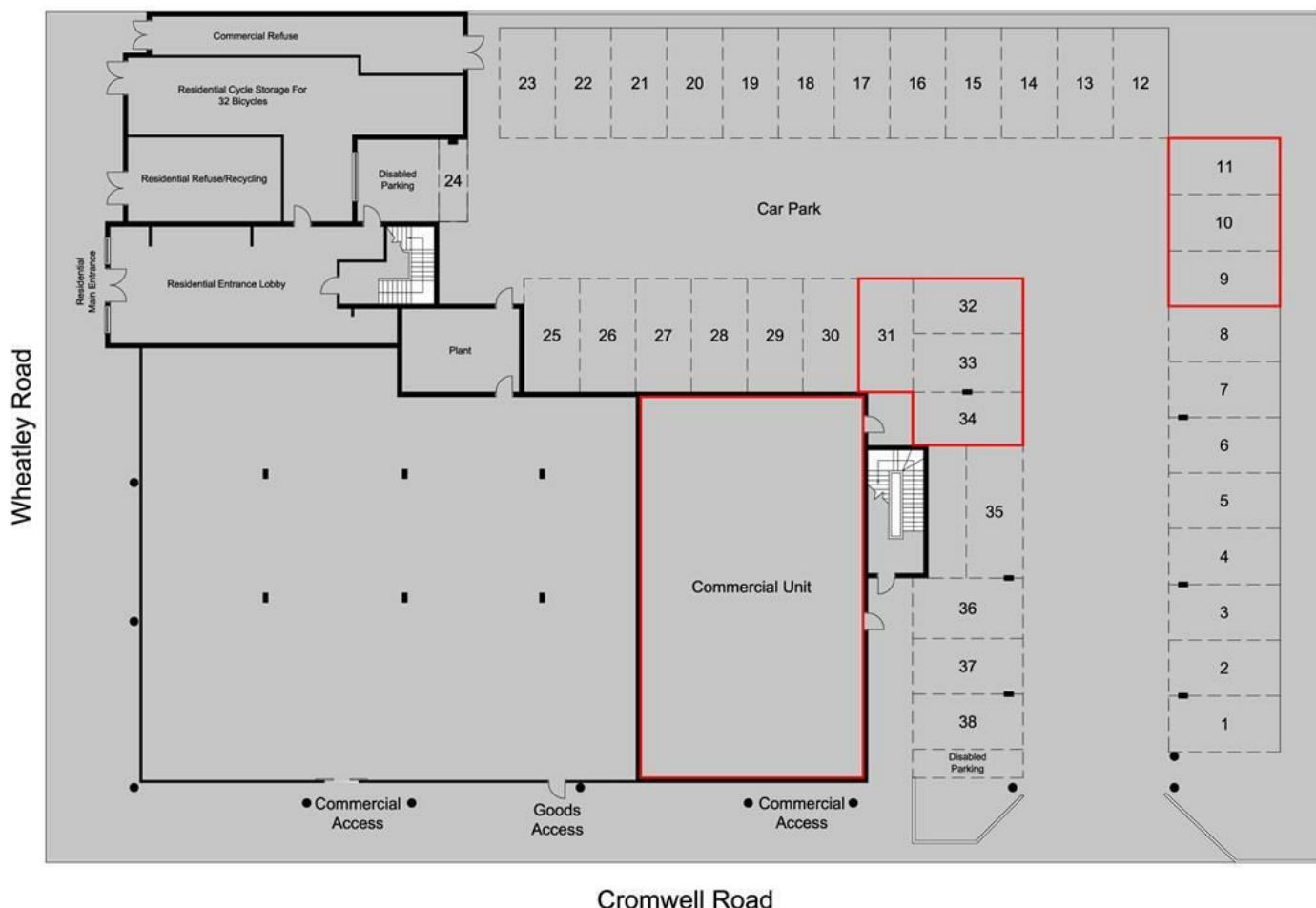
TERMS

- The property is available to let on a new fully repairing and insuring lease for a 10 year term
- Rent exclusive of rates and VAT
- 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 – £2,575.75

VAT

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





Cromwell Road

Main area: Approx. 157.9 sq. metres (1700.0 sq. feet)



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EPC Rating
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