



REDUCED RENT

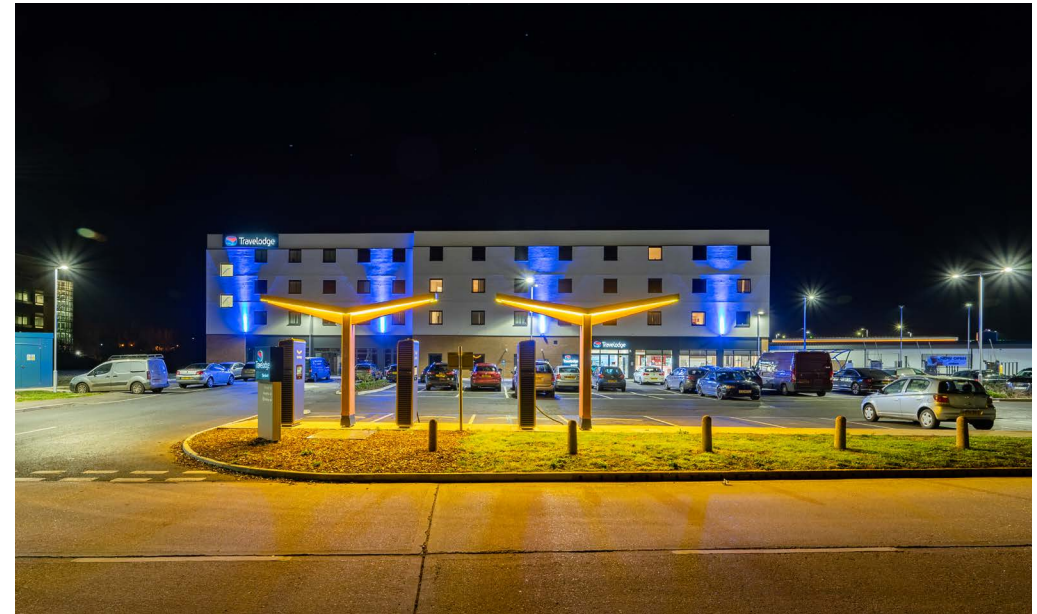
Studio/Retail/Leisure Premises – To Let

LOCATION

Sandwich is an historic Cinque Port town in East Kent, popular with tourists, in particular golfers with the Royal St George's and Prince's golf clubs nearby.

Discovery Park adjacent is a 220 acre science and technology park providing some 1.6m sq ft of office, laboratory and manufacturing space which is aimed at medical and technology companies of all sizes.

The subject property is part of a new roadside development on the edge of the town on the principal arterial route from Dover up to Thanet. Positioned below the new 75 bedroom **Travelodge**, and adjacent the new services which include a new petrol station with EV chargers, **McDonalds** and **Starbucks** drive thru's.



ACCOMMODATION

The property comprises a ground floor lock up unit below the Travelodge with the approximate following areas and dimensions:-

Frontage	26.67 m	87 ft 6 ins
Depth	12.19 m	40 ft
GIA	313 sq m	3,370 sq ft

TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rent of **£30,000 per annum**.





ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band A. A copy of the EPC is available on request.

RATING ASSESSMENT

Rates to be reassessed.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

GROUND FLOOR PLAN

