CHRISTOPHER HODGSON









Tankerton, Whitstable

To Let £15,000 Per Annum

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

142 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

A rare and exciting opportunity to acquire a ground floor shop premises in a bold and prominent location on thriving Tankerton Road. Nearby retailers include, Tesco Express, Domino's Pizza, William Hill as well as independent retailers including butchers, bakers, estate agents, restaurants, cafes, antique shops and florists. The property is also on a bus route and is one of the main approaches to Whitstable.

The property is offered to let with vacant possession, the premises extend in total to approximately 540 sq ft (50 sq m) and provide a retail area with good frontage, a treatment room, kitchenette and WC. This premises is suitable for retail/professional services commercial uses (under Use Class E - Commercial, Business & Service).





LOCATION
Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer 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 popular town of Whitstable is approximately 0.9 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

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

• Ground Floor Retail Area 24'3" x 17'11" (7.39m x 5.46m)

• Treatment Room 10'2" x 6'2" (3.10m x 1.88m)

• Kitchen 10'2" x 9'1" (3.11m x 2.77m)

• W/C 4'6" x 2'7" (1.37m x 0.79m)

• EPC (non-domestic building)
Rating = 70 (C)

• BUSINESS RATES (COMMERCIAL)
According to the Valuation Office Agency website the property's current description is 'Shop and Premises' and the Rateable Value is currently £8,600. For more information please visit GOV.UK

• 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 £15,000 per annum exclusive of rates and VAT (if applicable)
- Rent deposit of £7,500 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


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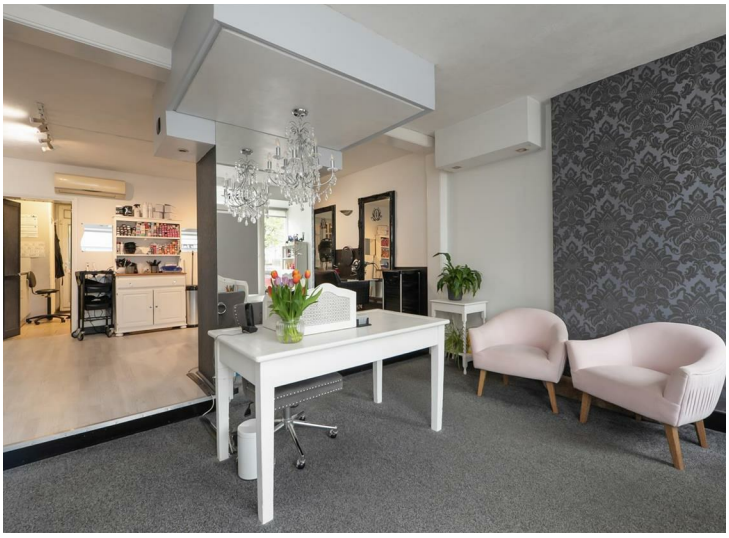
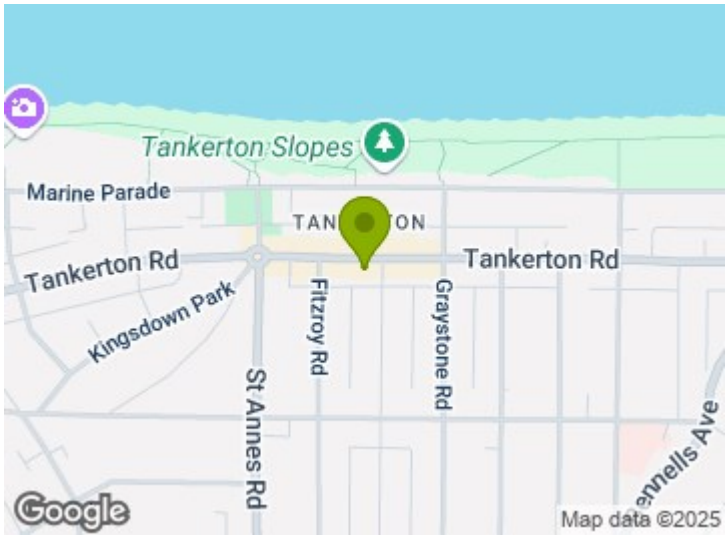
PET STOP




Tankerton Slopes
Marine Parade
Tankerton Rd
Tankerton Rd
Kingsdown Park
Fitzroy Rd
Graystone Rd
St Annes Rd
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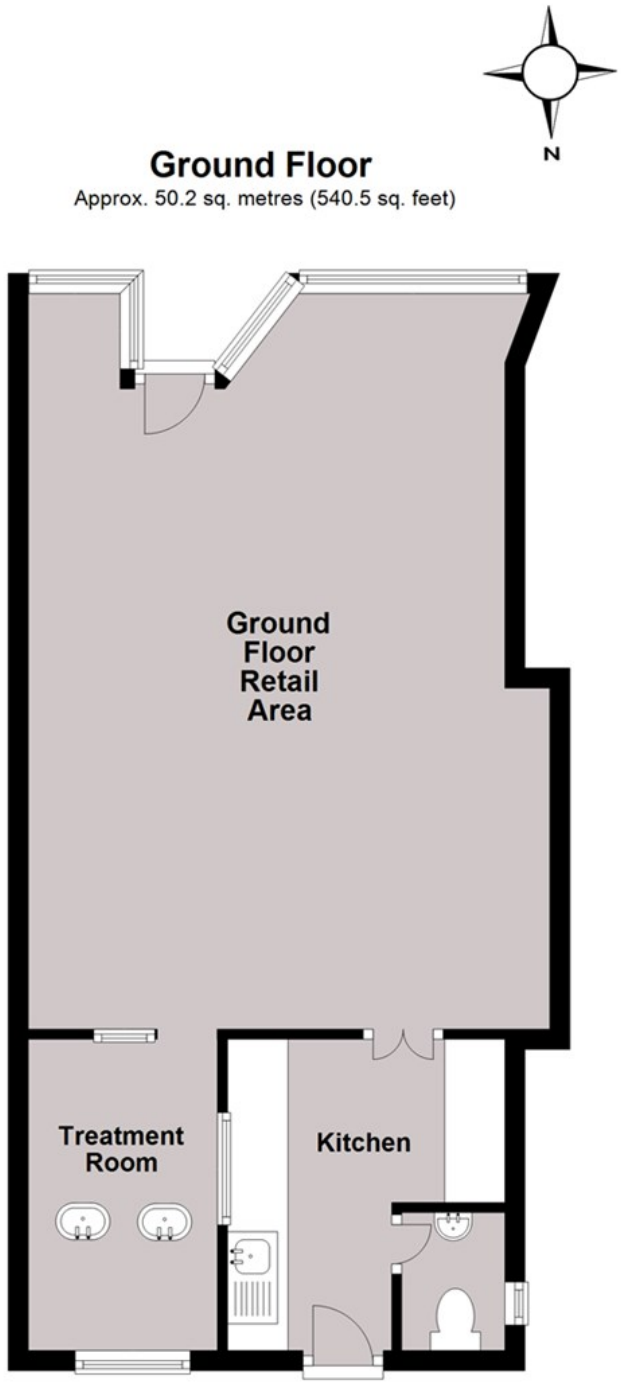

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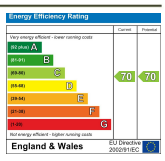

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