

Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

To Let **£20,000 Per Annum**

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

41 High Street, Whitstable, Kent, CT5 1AP

A rare and exciting opportunity to acquire a Cafe' premises in a bold and prominent location on Whitstable's thriving High Street, which enjoys a busy trading position with high footfall. Whitstable's bustling High Street includes a variety of both independent and national retailers, and is on a bus route to the Cathedral City of Canterbury.

The premises extends in total to approximately 838.8 sq ft (77.9 sq m) and provides a Cafe' area with good frontage and commercial kitchen.

To the first floor there is an office space and WC, and outside there is a small courtyard area to the rear of the building.

The property is offered to let with insuring and repairing obligations.



Location

Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, restaurants, the seafront, schools and station. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.8 miles distant) 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 A2/M2 giving access to the channel ports and connecting motorway network.

The approximate measurements are:

GROUND FLOOR

- **Cafe**
17'1" x 14'1" (5.23m x 4.30m)
at maximum points

- **Prep Kitchen**
12'1" x 10'1" (3.70m x 3.09m)
at maximum points

- **Kitchen**
15'5" x 8'6" (4.70m x 2.60m)
at maximum points

FIRST FLOOR

- **Office**
17'3" x 12'10" (5.26m x 3.91m)
at maximum points

- **WC**

OUTSIDE

- **Courtyard**
37' x 11'5" (11.28m x 3.48m)
at maximum points



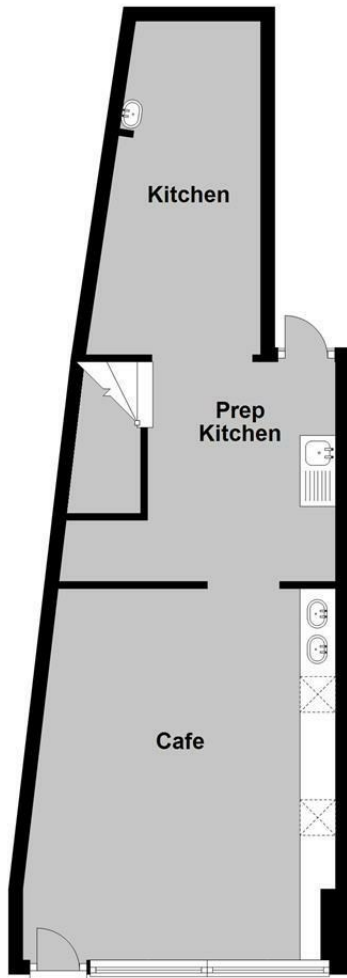
- **EPC (non-domestic building)**
Rating = D (100)
- **Rateable Value**
According to GOV.UK the rateable value for this property is £7,900.00
- **Terms**
 - The property is available to let on a new fully repairing and insuring lease for a 10 year term
 - Rent at the rate of £20,000 per annum exclusive of rates and VAT (if applicable)
 - Lease to be outside the provisions of section 24-28 of the Landlord and Tenant Act 1954 Part II
 - Rent to be paid quarterly in

- advance
- Rent reviews at 3, 6 and 9 years, linked to RPI
- **Planning**
The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable. Any change of use may also be subject to Landlord's consent.
- **Legal Costs**
The incoming tenants will be responsible for the legal costs of both parties for the creation of a new lease.

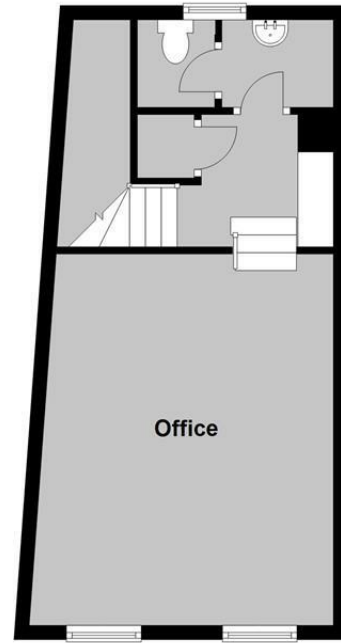




Ground Floor
Approx. 44.0 sq. metres (473.9 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 77.9 sq. metres (838.8 sq. feet)

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: **1** These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. **2** Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. **3** All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. **4** No statement in these particulars is to be relied upon as a statement or representation of fact. **5** Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. **6** Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. **7** Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. **8** No assumption should be made in respect of parts of the property not shown in photographs. **9** Any areas, measurements or distances are only approximate. **10** Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. **11** Amounts quoted are exclusive of VAT if applicable. **12** Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. **13** Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. **14** Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Performance Rating	Current Rating	Recommended Rating
A	B	B
B	C	C
C	D	D
D	E	E
E	F	F
F	G	G

Energy Performance Certificate (EPC) showing energy efficiency ratings for the property. The current rating is B, and the recommended rating is B. The certificate also shows the energy efficiency of the property's heating system, which is currently rated C and recommended to be improved to C.