CHRISTOPHER HODGSON









Whitstable

To Let £30,000 Per Annum Subject to VAT

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

9 High Street, Whitstable, Kent, CT5 1AP

An opportunity to lease a former cafe premises occupying a prime trading position in the heart of Whitstable's bustling High Street. Situated within a highly prominent location benefiting from strong pedestrian footfall, the property is surrounded by a mix of established independent and national retailers and is within easy reach of the seafront, working harbour and mainline railway station.

The premises extend to approximately 1,334 sq ft (124 sq m) and provide an attractive glazed frontage, open-plan retail area, kitchen, customer WC with disabled access, ancillary storage and staff facilities. Externally, the property benefits from an enclosed courtyard extending to approximately 22ft (6.8m), providing valuable outdoor seating space.

The property is offered to let with vacant possession under repairing and insuring obligations and is suitable for retail/professional service commercial uses (under Use Class E - Commercial, Business & Service).







LOCATION
Whitstable High Street is one of the town's most sought-after commercial locations, positioned in the heart of the town centre and benefiting from significant pedestrian activity throughout the year. The property is within easy reach of the seafront, working harbour, Harbour Street and a wide range of shops, cafés and leisure amenities. Whitstable railway station is within close proximity and provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. The A299 is easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

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

GROUND FLOOR

• Retail Zone A
35 sq m (376 sq ft)

• Retail Zone B
33.4 sq m (359 sq ft)

• Retail Zone C
13 sq m (140 sq ft)

• Remaining Retail Zone
34.4 sq m (370 sq ft)

• Kitchen
12.1 sq m (130 sq ft)

• Toilet

• External Storage
7.5 sq m (80 sq ft)

OUTSIDE

• Outdoor Seating Area
30 sq m (323 sq ft)

EPC (non-domestic building)
Rating = 24 (A)

RATEABLE VALUES
According to the Valuation Office Agency website the property's ground floor current description is 'Cafe and Premises' and the Rateable Value is currently £36,250.

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 exclusive of rates and VAT
- Rent deposit of £15,000 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







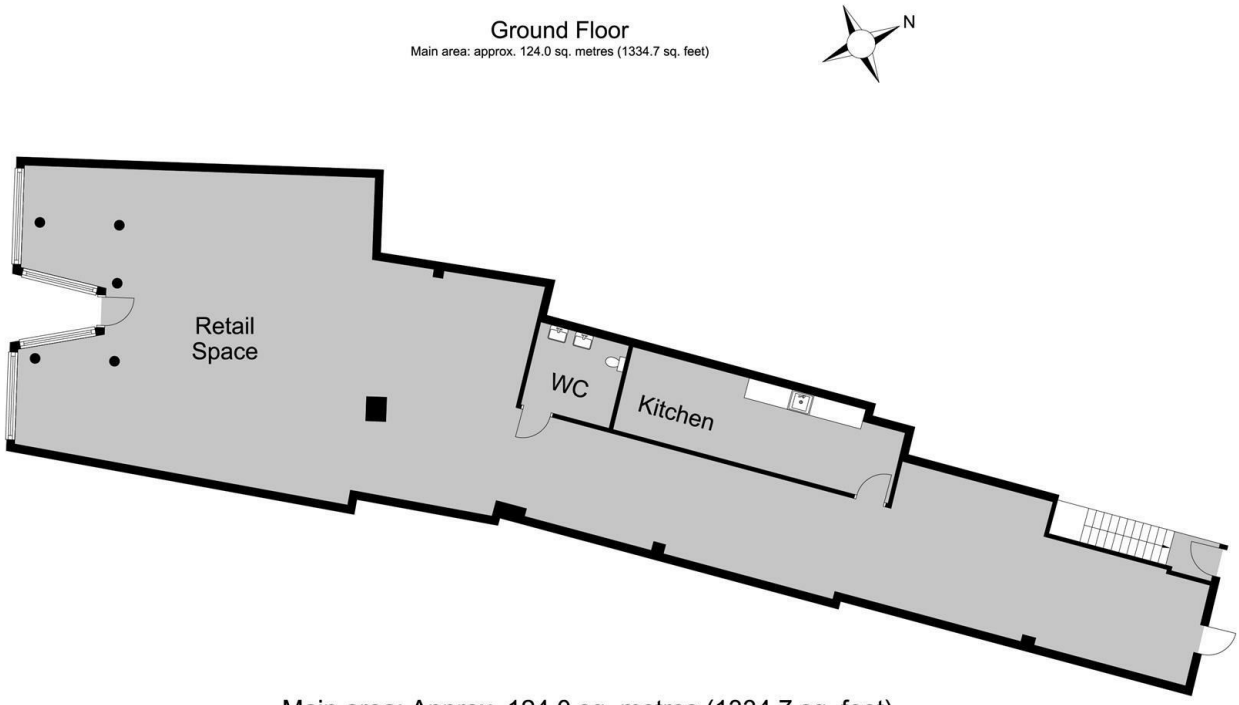




VAT
The property has been elected for VAT, and VAT will be charged on the rent and other sums due under the lease.

Ground Floor

Main area: approx. 124.0 sq. metres (1334.7 sq. feet)



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