



Whitstable

To Let **£20,000 Per Annum Per Annum**

...for Coastal, Country & City living.



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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



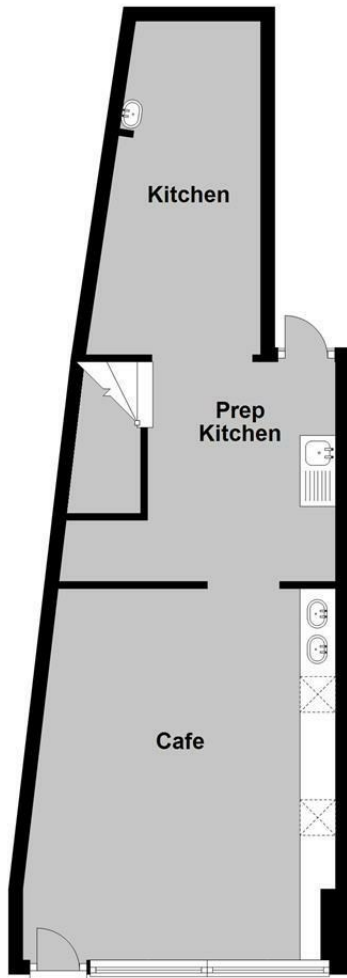
- **EPC (non-domestic building)**
Rating = D (100)
- **Rateable Value**
According to GOV.UK the rateable value for this property is £7,900.00
- **Terms**
 - The property is available to let on a new fully repairing and insuring lease for a 10 year term
 - Rent at the rate of £20,000 per annum exclusive 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.

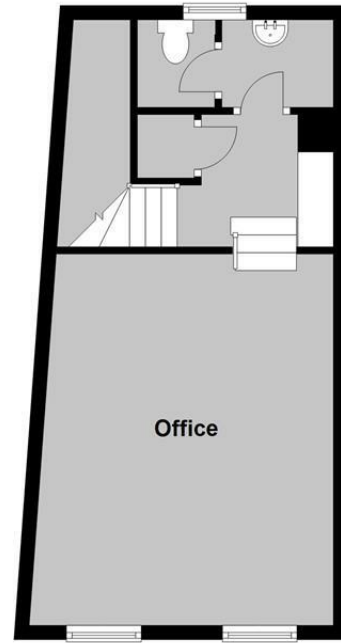




Ground Floor
Approx. 44.0 sq. metres (473.9 sq. feet)



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

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Part of Property	Energy Efficiency Rating
Office	A
Prep Kitchen	B
Kitchen	C
Cafe	D
Overall Rating	C