CLARKE & CRITTENDEN
CHARTERED SURVEYORS

Acquisitions, Lettings and Sales of all types of Commercial Property

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Property Particulars

BIRCHINGTON

STATION ROAD, CT7

NEW SHOP LEASE AVAILABLE

SITUATION
The premises are situated in a prominent position in a main location where both national and local traders are represented. There is both long and short stay parking within 150 metres of the premises.

DESCRIPTION
The property refurbished in December 2015 comprises of a single fronted lock-up shop in the main shopping street of Birchington. The ground floor has a front sales area, rear office/stores and cloakroom.

The approximate dimensions are as follows:-

Sales area	26.0 sq m	280 sq ft
3 office/stores	14.2 sq m	153 sq ft
Total	**40.2 sq m**	**433 sq ft**

AGREEMENT
The premises are held on a flexible month by month license at a fee of £515 per calendar month. We understand that the owner of the property would be prepared to grant a new three-year lease subject to acceptable terms being agreed.

PLANNING
We understand that the property currently has planning for an A1 user under Town and Country Planning (Use Classes) Order 1987.

BUSINESS RATES
We understand from the Valuation Office register that the 2010 Rateable Value is £4,000.

VALUE ADDED TAX
VAT will be charged if applicable

FEES
Ingoing tenant to be responsible for the landlord's legal costs incurred in the transaction.

PREMIUM
We are instructed to offer these premises at **£12,000**, subject to contract.

VIEWINGS
Strictly by previous appointment through Clarke & Crittenden as the staff are unaware of the disposal.

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Note
These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.