

Property Particulars

BROADSTAIRS

138/140 HIGH STREET, CT10 1JB

**TRADING DRY CLEANERS AND LAUNDRETTE
WITH RESIDENTIAL FLATS ABOVE – FOR SALE**



SITUATION

The business is found on the western end of High Street close a short walk from Broadstairs Train station and opposite Pierremont Park. Nearby retailers include Pizza Hut, R & J Moore and Co-Op supermarket. Directly outside the property is short term car parking along with a number of adjoining side roads.

DESCRIPTION

The property has a planning use class of A1 (Dry Cleaners) and enjoys the benefit of 6 parking spaces to the rear of the property. Below are the dimensions and net internal floor areas for each premises,

138 High Street, Broadstairs

Net frontage	4.85 m	15 ft 11 in
Gross frontage	5.15 m	15 ft 10 in
Shop Depth	11.05 m	36 ft 3 in
Internal Width	4.85 m	15 ft 11 in

Ground Floor	53.59 sqm	576.87 sq ft
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140 High Street, Broadstairs

Net frontage	4.80 m	15 ft 9 in
Gross frontage	5.45 m	17 ft 10 in
Shop Depth	13.05 m	42 ft 10 in
Internal Width	4.80 m	15 ft 9 in

Ground Floor	54.25 sqm	583.95 sq ft
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The property also comprises of 2 x 3 bedroom mezzanine flats above the shops. Both are let out on 6-month AST at a rent of £600 pcm each

RATING

138 High Street has a rateable value of £7,900. 140 High Street has a rateable value of £7,600

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

LEASE

Both premises are held on a lease for a term of 20 years from September 2010 at a rent of **£11,500 pax.**

The current rent passing is £665 pcm with an additional payment of approx. £400 per year for buildings insurance.

EPC

An EPC is available upon request

PREMIUM

We are instructed to offer the business, fixtures, fittings and goodwill for **£100,000**, subject to contract.

The current tenants would consider selling each business separately if required. If more information on each property, please call.

VIEWINGS

By appointment of Clarke & Crittenden.

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Regulated by RICS

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