

Property Particulars

WESTGATE-ON-SEA

UNIT 1, STATION ROAD, CT8

NEW BUILD LOCK-UP SHOP TO LET



DEPOSIT

A rent deposit will be required.

VALUE ADDED TAX

VAT will be charged if applicable

RENT

The unit is being offered at £12,000 pax, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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SITUATION

The premises are situated in the main shopping street of Westgate within a short distance of the Co-op supermarket and other family run businesses which is also just a very short distance from Westgate train station.

DESCRIPTION

The ground floor lock-up shop is planned over ground and first floors connected by an internal staircase. The first floor has windows to the rear and would suit an office, store or staff rooms. To the side of the property is an external yard area.

Unit 1

Ground Floor	490 sq ft	45.5 sq.m
First Floor	366 sq ft	34. sq.m
	856 sq ft	79.5 sq.m

PLANNING

The premises will have an open A1 (Retail) user under the Town and Country Planning (Use Classes) Order 1987.

LEASE

The property is to be let on a new agreement for a term of years to be agreed, on Full Repairing & Insuring Covenants. In the event of the lease being for more than three years then it will contain an upward only rent review clause.

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.

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