

Property Particulars

HERNE BAY

213 HIGH STREET CT6 5AE

GROUND FLOOR LOCK UP SHOP TO LET



LOCATION

The property is situated in a good location at the eastern end of High Street close to its crossroads with Canterbury Road and Beltinge Road with **Co-Op Supermarket** a few doors away along with numerous local traders.

Within a few minutes' walk is Mortimer Street which is occupied by national retailers such as, **Card Factory**, **Boots the Chemist** and **New Look**.

DESCRIPTION

The premise comprises a ground floor lock-up shop with WC and store room to the rear. The premises have the following approximate dimensions and net internal floor areas,

Net frontage	10.31 m	33 ft 10 in
Gross Frontage	10.49 m	34 ft 5 in
Internal Width	10.39 m	34 ft 1 in
Shop Depth	7.39 m	24 ft 3 in

Ground Floor Sales	77.76 sq m	837 sq ft
Ground Floor Ancillary	19.97 sq m	215 sq ft

Total **52.65 sq m** **1,052 sq ft**

TERM

The premises are to be let on a new lease for a term of years to be agreed, on Full Repairing & Insuring terms.

RENT

We are instructed to offer the premises at **£24,000 per annum exclusive**, subject to contract

DEPOSIT

A rent deposit may be required

BUSINESS RATES

We understand the property has a rateable value of £10,750

Note: Prospective tenants are advised to make their own enquiries of Canterbury District Council on 01227 862000 with regards to the rates payable.

EPC

An EPC is available upon request

TIMING

Subject to vacant possession

VALUE ADDED TAX

VAT will be payable if applicable.

FEES

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

James Crittenden

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Note

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