

WHITSTABLE

1-3 HIGH STREET, CT5 1AP



Restaurant Premises To Let
Two Minutes' Walk from Whitstable Beach

LOCATION

The property is located in Whitstable, a popular seaside town on the north coast of Kent approximately five miles north of Canterbury and two miles north east of the county town of Maidstone.

The subject property is situated in a prominent position on the high street where Harbour Street meets Horsebridge Road. There is a public car park immediately adjacent to the property.

Occupiers in the immediate vicinity comprise a mixture of mainly local independent traders and some national multiples such as **Costa**, **Specsavers**, **Sainsburys**, **Boots** and **Cancer Research**.

ACCOMMODATION

The property is arranged over ground floor, with the following approximate dimensions and net internal floor area:-

Gross Frontage	15.2 m	50 ft
Unit Depth	20.1 m	66 ft
Ground Floor Sales	155.2 sq m	1,671 sq ft
Kitchen	31.8 sq m	343 sq ft
Basement	69.2 sq m	745 sq ft
WCs		
Total	256.2 sq m	2,759 sq ft

This property benefits from rear access.

TERMS

The property is available by way of a new 10 year full repairing and insuring lease at a commencing rental of **£55,000 per annum**, subject to five yearly upward only rent reviews.





ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£49,250
Rate in the £ (2025/26)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

