

Property Particulars

WHITSTABLE, KENT

FORMER HARBOUR MASTERS OFFICE HARBOUR STREET, CT5
1AB

UNIQUE OFFICE SUITE AVAILABLE - WHITSTABLE HARBOUR



LOCATION

The property is located in Whitstable working harbour on the north coast of Kent. the harbour is popular with tourists and locals alike offering a ranger of seafood restaurants, cafes and shops. the suite is split between ground and first but has a number of separate entrances.

DESCRIPTION

The office suite is spread over ground floor and first with a number of rooms on each floor. the premises has the following net internal floor areas;

Ground Floor	41.50 sq m	447 sq ft
First Floor	65.55 sq m	706 sq ft
Total	107 sq m	1,153 sq ft

TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

RENT

We have been instructed to offer the premise at **£17,500 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £11,450.

Note: Prospective tenants are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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