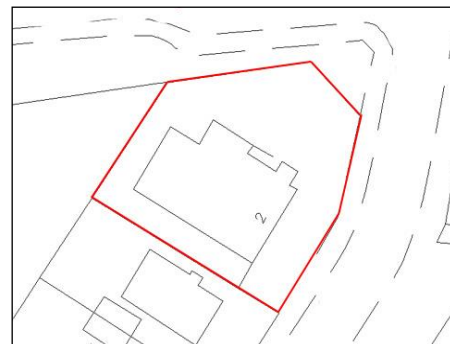


Property Particulars

BIRCHINGTON, KENT

2 SURREY GARDENS, CT7 9SA

PROMINENT DETACHED OFFICE BUILDING WITH PARKING TO BE LET IN VILLAGE LOCATION



TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants.

RENT

We have been instructed to offer the premise at **£20,000 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 9,800.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of tbc.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

James Crittenden BSc (Hons)
james@clarke-crittenden.com

LOCATION

The property is found on the corner of Station Road/Minnis Road and Surrey Gardens in the village of Birchington.

The building is found at the westerly end of Station Road/Minnis Road and has excellent bus links to the rest of Thanet, Canterbury and beyond. In addition Birchington railway station is within a short walk with regular services to London and Ramsgate.

Nearby occupiers include Smith's the Parlour, Thanet Vets & Cattery and Christies Wine Bar.

DESCRIPTION

The property is arranged as a two larger areas at the front of the property and a range of smaller office rooms to the rear of the property. In addition there is a private car park for approximately 9 cars. The premises comprise of the following net internal floor areas:

Ground Floor	138.5 sq m	1,491 sq ft
Total	138.5 sq m	1,491 sq ft



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)