

Property Particulars

BIRCHINGTON, KENT

2 STATION ROAD, CT7 9DQ

LARGE RESTAURANT BUILDING TO RENT



LOCATION

The premises are situated at the beginning of the main shopping street of the village, with a variety of local and national retailers nearby, including Coral Bookmakers, Nationwide Building Society, McColls Newsagents. There is short term pay & display parking nearby and is opposite a pedestrian crossing.

DESCRIPTION

The property comprises of a ground floor restaurant with kitchen as well as storage in the basement, 1st and 2nd floors. The first and second floors area arranged as residential accommodation.

Ground Floor	81 sq m	867 sq ft
Basement	15 sq m	160 sq ft
First Floor	NOT MEASURED	
Second Floor	NOT MEASURED	

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 **£22,000 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 E.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of £9,100.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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