

## Property Particulars

### BIRCHINGTON, KENT

44/46 STATION ROAD, CT7 9DQ

### LARGE SHOP IN CENTRAL BIRCHINGTON - TO RENT



#### 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 **£26,000 per annum exclusive**, subject to contract.

#### DEPOSIT

A rental deposit will be required dependent on trading history

#### BUSINESS RATES

The property has a rateable value of £14,750.

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

#### ENERGY PERFORMANCE RATING

An EPC has been commissioned and will be available upon request

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

James Crittenden BSc (Hons)  
[james@clarke-crittenden.com](mailto:james@clarke-crittenden.com)

Ian Crittenden BSc (Hons) MRICS  
[ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

#### LOCATION

The development is located on Station road, Birchington on the corner of Eastfield Road and opposite Crescent Road, a short walk from The Square which leads to Canterbury and Margate in each direction. Occupiers in the town include, Sainsburys, Co-Op, Costa Coffee, Nationwide and Betfred.

#### DESCRIPTION

The property offers a large ground floor retail area with a large parking area to the rear. Also included is a out building with both water and power. with potential to sub-let. The premises has the following net internal floor areas,

Commercial Space	126.57 sq m	1,362 sq ft
Rear Yard	267.32 sq m	2,877 sq ft
External Store	37.24 sq m	401 sq ft
Internal Total	163.81 sq m	1,763 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)