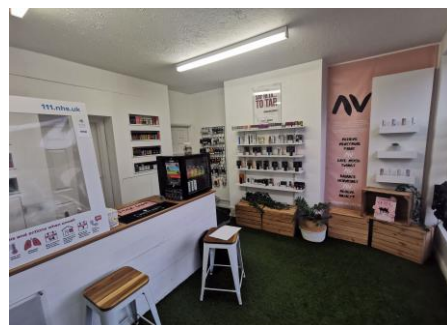


## Property Particulars

### WHITSTABLE, KENT

48 OXFORD STREET, CT5 1DG

**SMALL RETAIL PREMISES TO ASSIGN - PREMIUM OF £5,000**



#### TERM

The property is being offered on an existing lease from January 2019. The original term was 6 years which leaves 3 years remaining.

#### RENT

We have been instructed to offer the premise at **£9,000 per annum exclusive**, subject to contract.

#### PREMIUM

We are instructed to ask for a premium of £5,000 in order to cover assignees costs.

#### DEPOSIT

A rental deposit may be required dependent on trading history

#### BUSINESS RATES

The property has a rateable value of £2,350.

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

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of E.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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#### LOCATION

The premises are found on the main road through Whitstable. The town of Whitstable comprises mostly independent local traders and provides a mix of retailers. Nearby is a range of pay and display car parks and side roads with free parking. The railway station of Whitstable is approximately half a mile of the property.

#### DESCRIPTION

The premises comprise of a ground floor retail premises with WC and store room with the following dimensions and net internal floor areas,

|                |                |                  |
|----------------|----------------|------------------|
| Net Frontage   | 3.46 m         | 11 ft 4 in       |
| Gross Frontage | 4.74 m         | 15 ft 6 in       |
| Internal Width | 3.92 m         | 12 ft 10 in      |
| Shop Depth     | 4.02 m         | 13 ft 2 in       |
| Ground Floor   | 19.32 sq m     | 208 sq ft        |
| <b>Total</b>   | <b>19.32 m</b> | <b>208 sq ft</b> |

#### 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)

