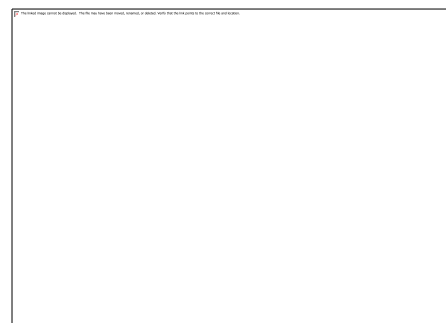
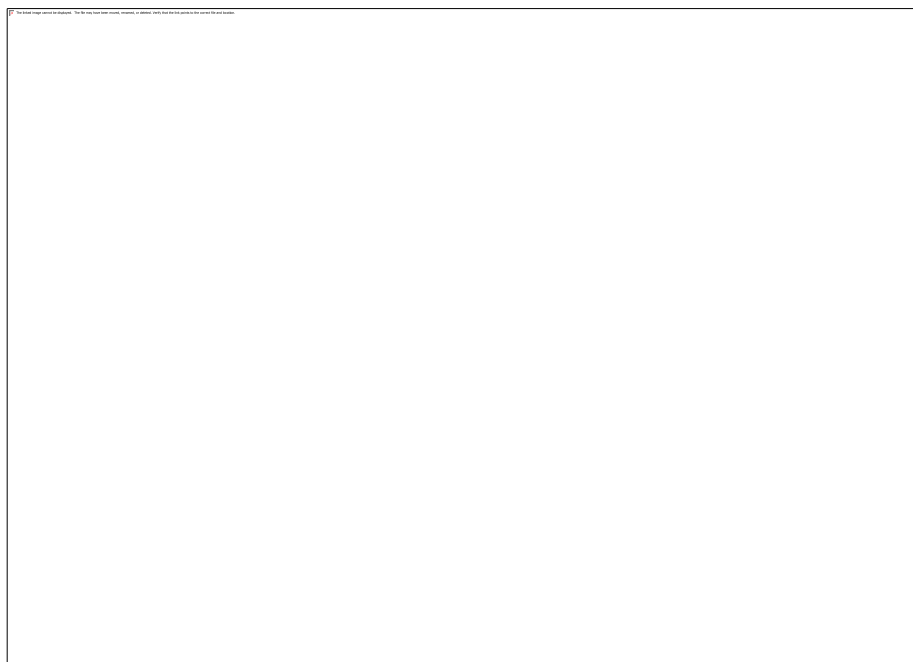


## Property Particulars

# BIRCHINGTON, KENT

34 STATION ROAD, CT7 9DQ

## SHOP TO LET - STATION ROAD, BIRCHINGTON



### LOCATION

The premises are situated in a prominent position in a main location where both national and local traders are represented. There is both long and short stay parking within 150 metres of the premises.

There are good transport links by both bus & train and the village attracts visitors from both near and wide.

### DESCRIPTION

The premises comprise of a ground floor retail premises. The premises has the following dimensions and net internal floor areas,

Net Frontage	4.88 m	16 ft
Gross Frontage	6.18 m	20 ft 3 in
Internal Width	4.63 m	15 ft 2 in
Shop Depth	26.84 m	88 ft 1 in
Ground Floor	92.40 m	995 sq ft
Basement	11.2 m	121 sq ft
<b>Total</b>	<b>103.6 sq m</b>	<b>1,115 sq ft</b>

### 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 **£10,000 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 £6,400.

*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.

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Regulated by RICS

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