

RETAIL UNIT TO LET

4 Court Street, Faversham, ME13 7AW – ASKING RENT £30,000 PA (excl)

BWP



Summary:

- A rare opportunity to lease a prime retail unit formally a Barclays Bank in Faversham in Kent having recently undergone a substantial renovation.
- Faversham is a historic and sought after market town popular with London commuters and families alike.
- The ground floor comprises approx. 1,591 sqft retail unit together with dry basement storage, rear service yard, 1st floor kitchen and parking.
- VAT not applicable.
- Ideal for a range of uses under Class E.
- Further accommodation available above on the upper floors via separate negotiation.

We are instructed to offer the unit by way of a new full repairing and insuring lease for a term to be agreed.

Asking rent of £30,000 pa (exclusive of Business Rates, Insurance and Service Charge).

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Location:

The Property is located on the West side of Court Street in the center of the town. There are many independent occupiers located near by as well as a number of national brands in the town.

Faversham is a historic market town located on the Old Dover Road in Kent. Faversham is serviced by direct trains to both London Victoria and London St Pancras, journey times are a little over 1 hour and it is a popular route with commuters.

Description:

The property has approx. 1,386 sq ft of retail space on the ground floor, together with a kitchen at the rear of the property at 1st floor level. There is also a dry storage basement below.

There is toilet and ancillary area at the rear of the retail unit together with former bank vault/strong room, rear service yard and parking area for 2 to 3 cars fronting Thomas Road. The unit would suit a variety of uses notably retailers and occupiers in the food and beverage sector.

Areas:

Total Area: 148.7 sqm. (1,591 sq ft)

NB. Information provided by the Vendor, not inspected by BWP Commercial Property.

VAT:

The property is not elected for VAT.

EPC:

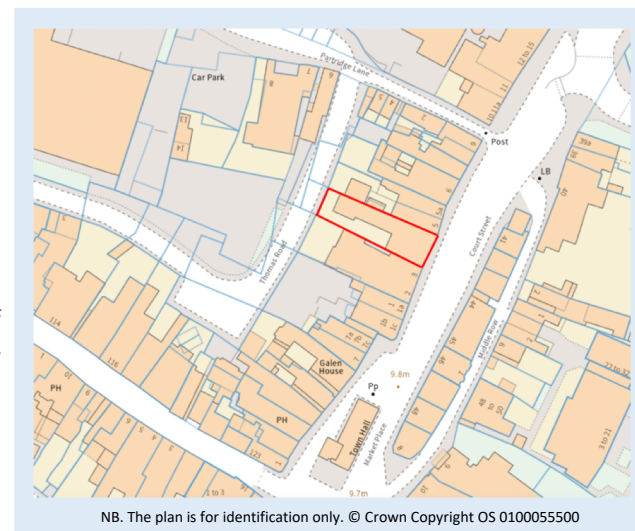
Rated D, full EPC available on request.

Planning:

The ground floor currently has Class E(a) use. Property.

Business Rates:

The ground floor retail unit has a ratable value of £16,000. For rates payable the tenant should make their own enquiries with the local authority.



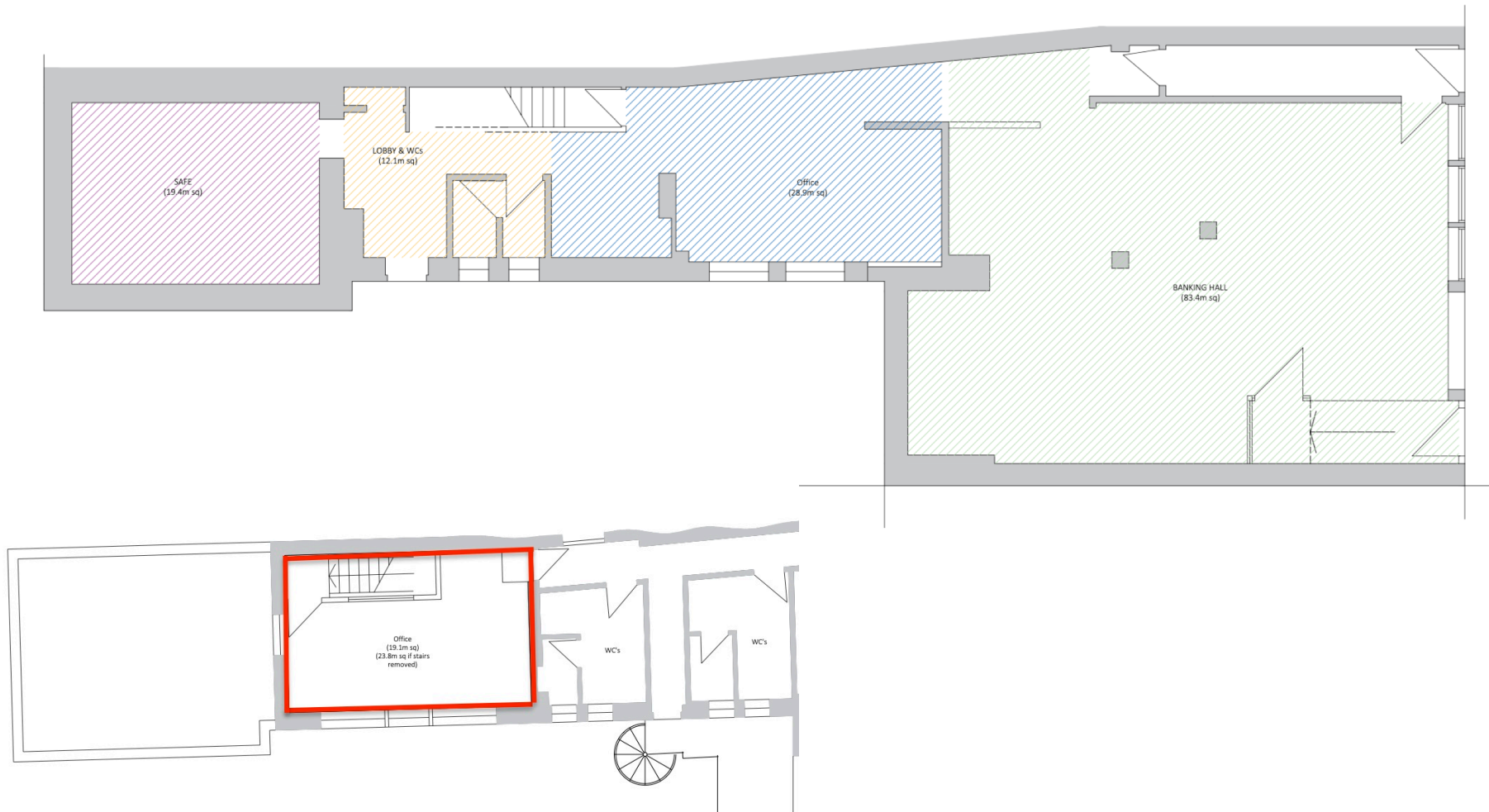
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NB. The plan is for identification only. Current First & Second Floor Layout.



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