



**SUBSTANTIAL RETAIL UNIT IN PROMINENT HIGH STREET LOCATION**

**Ground Floor: 2,589 sq ft (240.5 sq m)**

**TO LET**

**76 HIGH STREET, SITTINGBOURNE, KENT ME10 4PB**

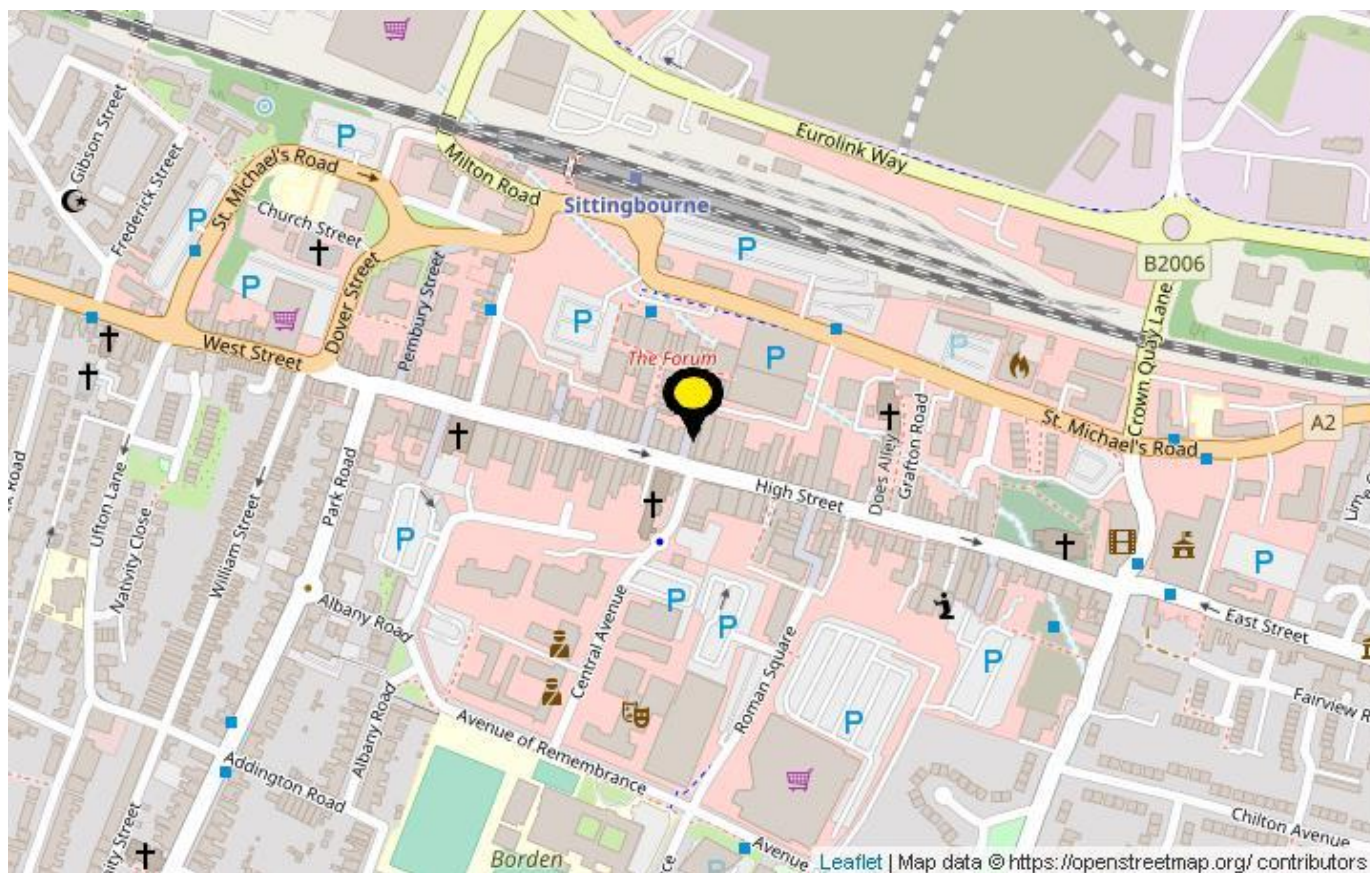
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## LOCATION:

The subject property occupies both a prime and prominent position on the High Street, directly opposite Central Avenue. Other retailers in the immediate vicinity include Halifax, Connells, Barclays Bank, NatWest Bank, Nationwide Building Society, Greggs, Boots Opticians, Holland and Barrett, Starbucks, O2, Vodafone, W H Smith, BetFred, Card Factory and Superdrug. To the rear is the Forum Shopping Centre and the new multiplex cinema, restaurant and car park. Opposite along Central Avenue is more car parking, the Post Office and the Library.



## DESCRIPTION AND ACCOMMODATION:

This historic building with an imposing frontage appears to have been built for Burton in its heyday and was designed as a single open plan sales area with male and female wc's at the rear.

There does not appear to be any columns or pillars supporting the upper floor so the tenant is free to configure the interior without obstruction and reconfigure as they wish.

It has a fully glazed frontage with a return, recessed central door and to the front an electric roller shutter.

Max width: 35 ft 3 in (10.75 m)  
Max depth: 88 ft 0 in (26.44 m)

Height to underside of ceiling: 14 ft 3 in (4.4m)  
Height to underside of beam: 12 ft 0 in (3.7 m)  
Height to underside of front of house ceiling: 10 ft 9 in (3.3 m)

Ground Floor: 2,589 sqft (240.5 sqm)



## TERMS:

To let on a new lease for a term to be agreed on tenant's full repairing and insuring terms. The landlord will insure the building and the tenant will repay an appropriate proportion. It is assumed that this will be of the order of 66% of the building as a whole.

## RENT:

Offers are invited in excess of £39,000 per annum exclusive payable quarterly in advance.

## VAT:

VAT is payable in addition to the rent.

## SERVICE CHARGE:

There will be a service charge covering the structure and exterior of the premises and management. We have no provisional costing for this at present.

## PLANNING & BUILDING REGULATIONS:

The property was previously used as a retail shop. Under the recently amended Town & Country (Uses Classes) Order 1987, the unit falls within Class E (Business). It is therefore considered that the property can be used for a variety of uses including retail, restaurant, medical, creche and fitness, subject to contract. It is the responsibility of the purchaser or tenant to satisfy themselves that the intended use of the property complies with the relevant planning permission and building regulations in force at the time of the purchase or letting.

## BUSINESS RATES:

Description:	Shop & Premises
Rateable Value:	£38,750
UBR in £:	49.9p
Rates Payable:	£19,336.25

Potential applicants are advised to check with the Local Rating Authority Swale Borough Council (01795 417454, ndr@swale.gov.uk) for the actual business rates payable.

## EPC:

The Energy Performance Asset Rating for this property is D (90).  
The EPC for this property can be downloaded from Harrisons website.

## LEGAL COSTS:

Ingoing tenant to be responsible for both parties legal costs.

## VIEWING:

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Ref: 25/06/21 / SP / 3430

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**1** These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.

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**3** Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.

**4** Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.

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