

71 HIGH STREET, DEAL, CT14 6HB

**TO LET**



## KEY FEATURES

- **PRIME HIGH STREET LOCATION IN THE HEART OF DEAL**
- **SURROUNDED BY NATIONAL RETAILERS (BOOTS, ICELAND, COSTA, WHSMITH, POUNDLAND, GREGGS OPENING SOON) AND INDEPENDENTS**
- **GROUND FLOOR ONLY RETAIL PREMISES**
- **APPROX. 1,166 SQ FT (108.3 SQ M)**
- **LARGE GLAZED FRONTAGE FOR SIGNAGE AND DISPLAYS**
- **OPEN-PLAN LAYOUT WITH REAR ACCESS**
- **USE CLASS E – SUITABLE FOR A WIDE RANGE OF USES**
- **AVAILABLE ON A NEW FRI LEASE**

**£28,000 PA**  
EXCLUSIVE OF VAT &  
OUTGOINGS

**ENQUIRIES :**  
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## Location

The subject premises are located in a highly visible position on Deal High Street close to the pedestrianised thoroughfare. Nearby occupiers include Costa, The Original Factory Shop, Savers and a range of independent traders. Short-term pay and display parking is available nearby.

## Description

The property comprises a self-contained ground floor retail unit currently arranged as an open-plan sales area with ancillary space to the rear. The unit benefits from:

- Prominent glazed frontage to High Street
- Flexible open-plan layout
- WC facilities
- Rear access

Viewing is highly recommended to appreciate the space and location.

## Accommodation

Ground Floor (Retail & Ancillary):

- 1,166 sq ft (108.3 sq m)

## Lease

To let on a new full repairing and insuring lease, for a term of years to be agreed.

## Rental

- £28,000 per annum exclusive of VAT, business rates, and service charges.
- Rent payable monthly or quarterly in advance.
- A rent deposit may be required alongside standard references.

## Use

Class E (or other uses may be considered, subject to planning).

## EPC

Available upon request.

## Legal Costs

Each party to bear their own legal costs.

## Local Authority

Dover District Council.

## Viewings & Contact

All enquiries and viewings strictly by appointment.

Contact:

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