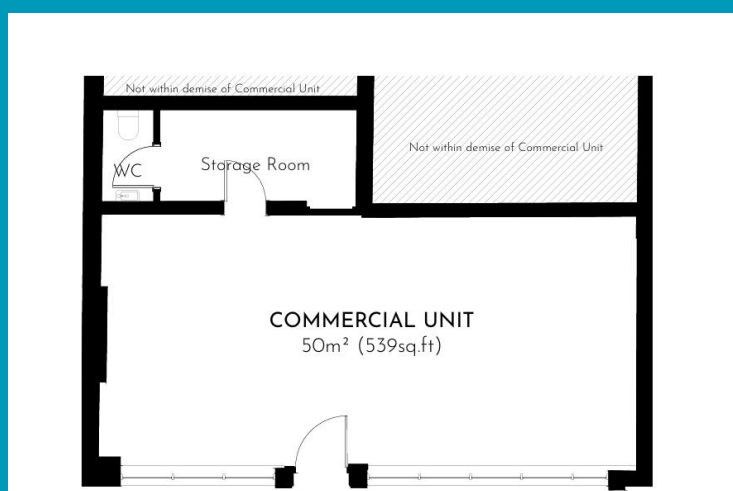


TO LET 52-54
High Street
Whitstable
CT5 1BG



PRIME HIGH STREET COMMERCIAL PREMISES

- Rent: £26,000 per annum exclusive
- Approximately 539 sq ft (50.1 sq m)
- Newly reconfigured accommodation
- Open-plan retail/office space
- Private storage room / Kitchenette / WC facilities
- Brand new shopfront glazing to be installed



52-54 , HIGH STREET, CANTERBURY, WHITSTABLE, KENT, CT5 1BG

Azure Property Consultants are delighted to offer this newly reconfigured ground floor commercial premises, prominently positioned on Whitstable's bustling High Street.

The accommodation extends to approximately 539 sq ft (50.1 sq m) and has been thoughtfully reconfigured to provide a bright and versatile open-plan retail or office space, benefitting from a private storage room, kitchenette and WC facilities.

The property is currently undergoing refurbishment, including the installation of new contemporary shopfront glazing, creating an attractive frontage with excellent visibility onto one of Whitstable's busiest retail streets.

The premises would suit a variety of occupiers, including retail, office, professional services, beauty, healthcare, boutique operators or other uses, subject to any necessary planning consent.

****Please Note:**** The premises are currently undergoing refurbishment works. The images shown are CGI representations and are intended to provide an indication of how the unit is expected to look upon completion. The finished specification, layout and appearance may vary from the CGI imagery.

Location

Situated in the heart of Whitstable's thriving High Street, the property occupies a highly prominent trading position amongst a vibrant mix of independent retailers, cafés, restaurants and national operators.

Whitstable is one of Kent's most desirable coastal towns, attracting both a strong local customer base and significant visitor footfall throughout the year. The property is within easy walking distance of Whitstable Railway Station, with direct services to London and Canterbury, and benefits from convenient access to the A299 and M2 motorway network.

Accommodation

TOTAL	539	50.07
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Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Tenure & Terms

The property is offered To Let by way of a new Full Repairing and Insuring (FRI) lease, subject to contract.

Additional Information

Rent

£26,000 Per Annum

EPC

Full details available upon request

Viewing

All viewings are strictly by appointment through Azure Property Consultants Ltd
For further information please contact:

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