

Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

www.staffordperkins.co.uk

37 High Street, New Romney
Kent TN28 8BW



CENTRALLY LOCATED CAFÉ/RETAIL PREMISES

TO LET

- Circa 1,300 sq.ft.
- Rear car parking available
- Immediate Availability
- New Lease Available
- Some existing fixtures and fittings available

Rent Sought: £20,000 per annum plus VAT.

STAFFORD PERKINS

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These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

This substantial property is located on the southern side of the High Street (A259) just west of its junction with Church Approach. This is a secondary location within New Romney High Street, though only by a few yards and it still benefits from a good level of footfall.

New Romney has a population of approximately 7,500 inhabitants and is located some 12 miles south-east of Ashford and a similar distance south-west of Folkestone. It is one of the ancient Kentish Cinque Port towns and benefits from good road access via the A259 and A2070 trunk roads.

DESCRIPTION

This lock-up ground floor retail/restaurant accommodation provides some 1,300 sq.ft. of space within a substantial solid brick under Kent peg tiled roof building. Our client is developing the upper floors on a residential basis and the self-contained accommodation will be available shortly. It is currently trading as a Costa Coffee shop and all the non-branded fixtures and fittings internally are available – ask Agents for inventory. The ground floor sales area is a little under 1,100 sq.ft. with the remainder of the space being kitchen, storage and WC facilities. There are a limited number of car parking spaces to the rear as well as bin storage space.

ACCOMMODATION

Sales Area:	1,091 sq.ft.
Kitchen:	105 sq.ft.
Storage:	56 sq.ft.
WCs	<u>24 sq.ft.</u>
Total:	1,276 sq.ft.

SERVICES

It is presumed that all mains services are connected to the premises.

BUSINESS RATES

The premises are currently assessed 'café and premises' with a rateable value of £20,750.

The uniform business rate multiplier for the year 2026/27 is 38.2p.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the region of £20,000 per annum plus VAT is being sought.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The current EPC has expired and a new one is being prepared. The building was previousle assessed as Band C, scoring 66 points. Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenant's