

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 :
+44 1227770587
vanessa@azurepc.co.uk

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:

Vanessa Mokwena

Azure Property Consultants Ltd

Bradstowe House

35 Middle Wall

Whitstable, Kent, CT5 1BJ

Tel: +44 (0)1227 770587

Mobile: +44 (0)7780 398553

Email: vanessa@azurepc.co.uk

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

Azure Property Consultants Ltd for themselves and for the Vendors or Lessors of these properties whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Azure Property Consultants Ltd has any authority to make or give any representation or warranty whatsoever in relation to these properties.

Please note that as asset managers of the company which owns this property some of the directors of Azure Property Consultants ltd are also directors of the company which owns the property. Some directors are also beneficial owners of minority shareholdings in the owning company.

