

PRIME CLASS E OPPORTUNITY DEAL 31 HIGH STREET

Description

Deal is a coastal town in Kent, England, which lies where the North Sea and the English Channel meet, 8 miles north-east of Dover and 8 miles south of Ramsgate.

The subject property is located on a prominent corner on where the High Street meets with Queen Street and Board Street. Nearby retailers include **Iceland**, **Dogs Trust Charity Shop**, **Boots**, **Poundland** and **WH Smiths**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors, comprising the following areas and dimensions:

Ground Floor	1,705 sq. ft.	(158.40 sq. m)
Ground Floor Ancillary	585 sq. ft.	(54.35 sq. m)
Basement	192 sq. ft.	(17.85 sq. m)
Total	2,482 sq. ft.	(230.59 sq. m)

Lease

The premises are available, by way of an assignment of the existing lease expiring 23 June 2025. Alternatively, a new sublease may be available for a term to be agreed.

Rent

£85,463

Per annum exclusive.

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£ 51,500
UBR (24/25)	0.546p

All parties are to be advised to make their own enquiries to the relevant authority.

EPC

The property has an EPC rating of D 85. A full report is available upon request.

Legal Costs

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

Viewing

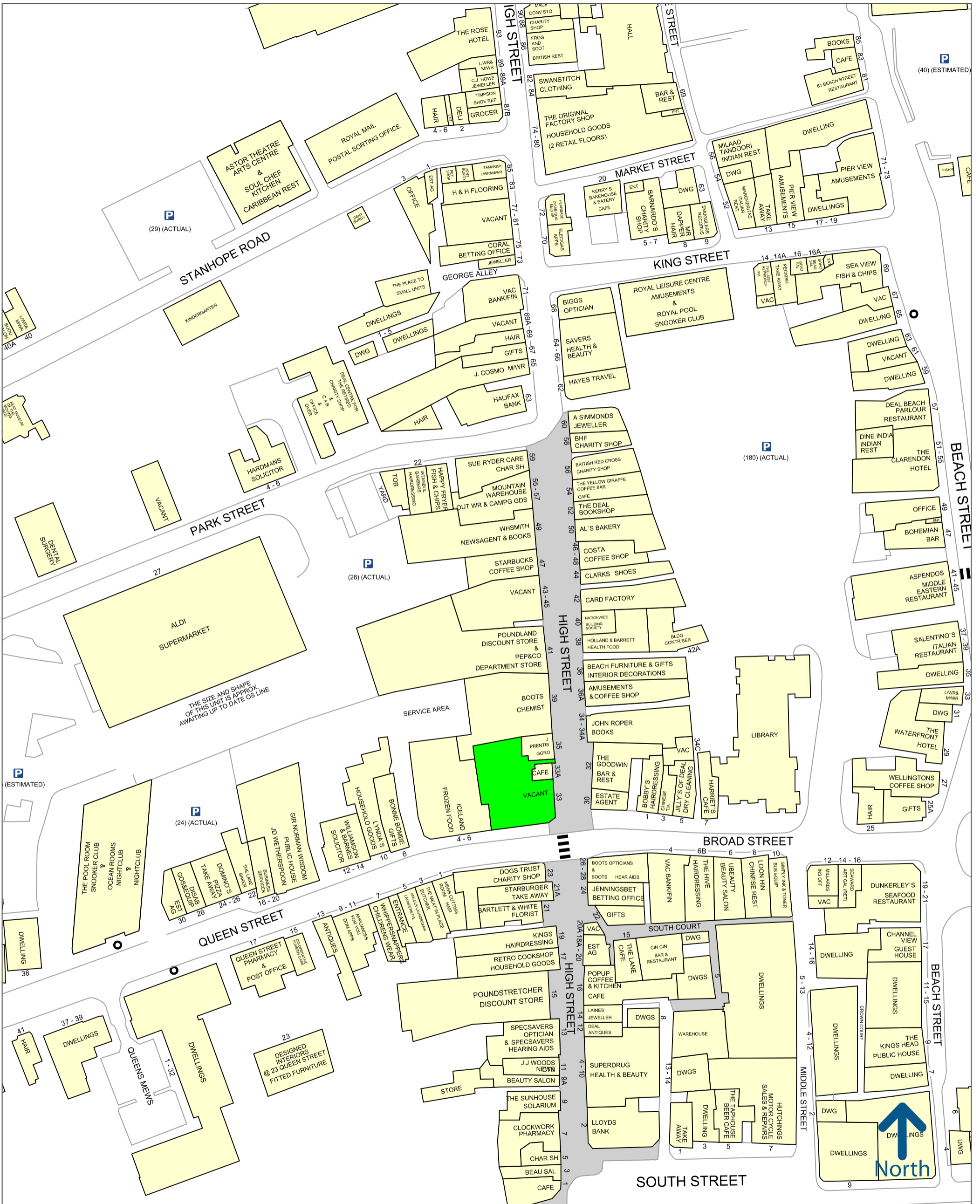
Strictly via appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
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In partnership with:





50 metres

Experian Goad Plan Created: 27/07/2023

Created By: Green and Partners



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