

RESTAURANT TO LET WESTWOOD CROSS, THANET UNIT 51



Description

Westwood Cross is the principal shopping destination in Thanet, serving the North East Kent retail catchment. The shopping centre comprises a total of 475,000 sq. ft. of retail and leisure and benefits from a 1,500 capacity car park.

The premises are situated amongst the leisure operators within the scheme, adjacent to **Frankie & Benny's** and close to **Nando's**, **ASK**, **Vue Cinema**, **Grosvenor Casino** and **Mecca Bingo**. Other major retailers represented in the scheme include **Next**, **Boots**, **M&S**, **Primark**, **JD Sports**, **Costa**, **River Island**, **Superdrug** and **New Look**.

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

Accommodation

The unit is arranged on a ground floor lock-up basis having the following approximate net floor area:

Ground Floor 3,551 sq. ft. (329.9 sq. m)

Lease

The premises are available and are subject to vacant possession basis on a new effectively full repairing and insuring lease for a term of 10 years, subject to an upward only rent review at the expiry of the 5th year.

Rent

Upon application.

Service Charge

The current service charge for the financial year is £10,574.64 per annum.

Subject to Contract

Business Rates

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

Rateable Value	£131,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D 99. A full report is available upon request.

Legal Costs

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

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

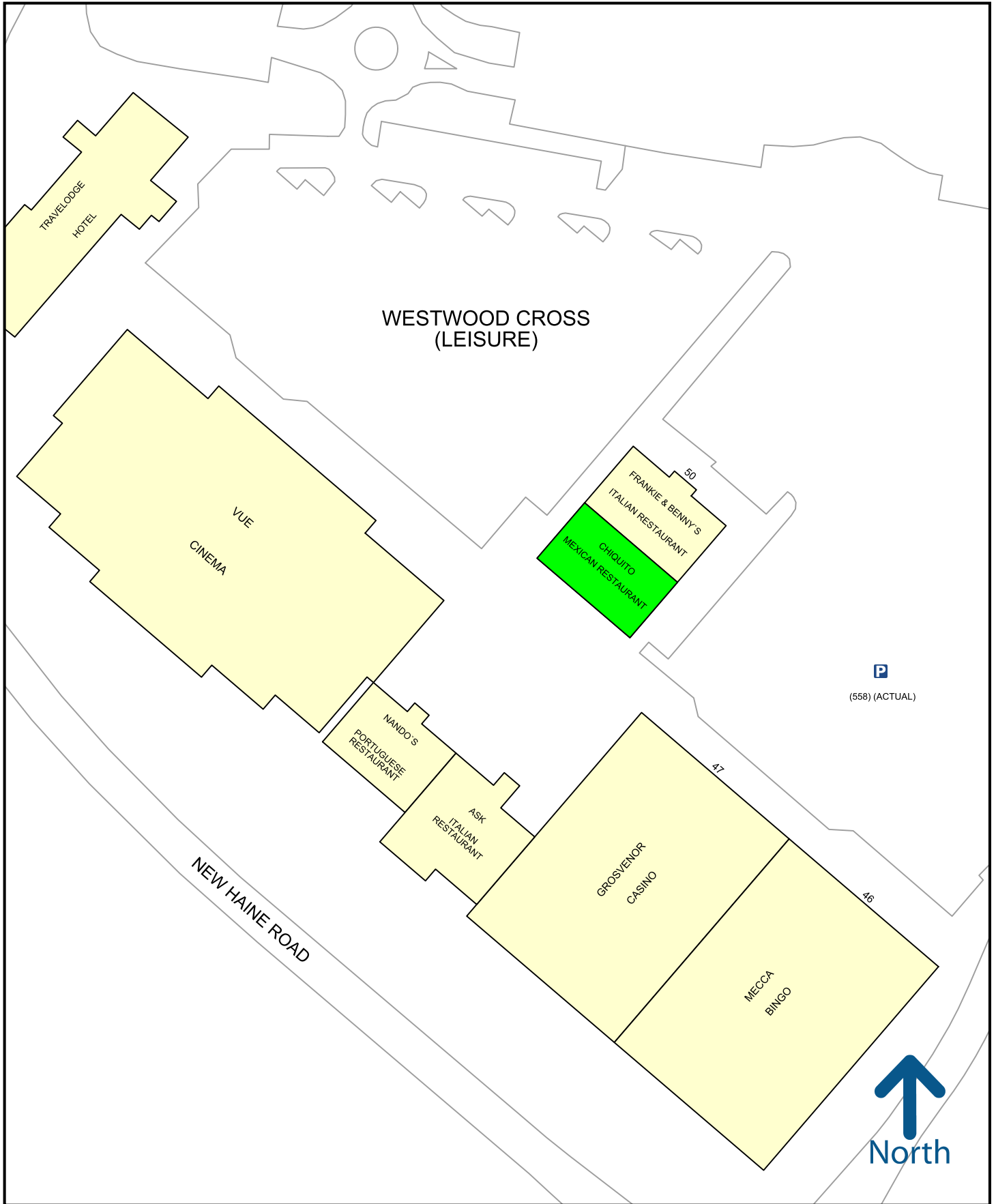
Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Mike Willoughby 020 7659 4827
mike.willoughby@greenpartners.co.uk

Or, **Time Retail Partners**, contacting:

Tony Carroll 07850 723776
tony@timeretailpartners.com

Rob Jones 020 7399 0616
robjones@timeretailpartners.com



50 metres

Experian Goad Plan Created: 10/08/2020

Created By: Green and Partners



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