

## PROMINENT ROADSIDE OPPORTUNITY

THANET WAY (A299), FAVERSHAM, WHITSTABLE, KENT, ME13 9EL

## KEY POINTS

- Frontage to A299
- Site area 0.38 acres
- New build + drive-thru if required
- Existing A3 consent
- Suitable for A1-A5 subject to planning

## LOCATION

Situated adjacent to the London bound carriageway of the A299 which interconnects the M2 and A2, approximately three miles south west of Whitstable and seven miles north west of Canterbury.

Please click on the link below for the location map

<http://www.multimap.com/s/0AXvV0Ts>

## TRAFFIC FLOWS

Further information is available on request.

## DESCRIPTION

We are informed that the existing unit provides approximately 1,938 sq ft (180.0 sq m) and 31 car parking spaces. Detached single storey purpose built restaurant adjoining Shell petrol filling station upon designated service area.

Interested parties can make use of the existing fixtures and fittings although no warranty will be given and will be entirely at the leasee/purchasers own risk.

## LEASE TERMS

A new effective full repairing and insuring lease for a term of 10 years subject to a rent review mechanism to be negotiated.

## RENT

The rent on the existing building will commence at £22,500 per annum exclusive.

## RATES

Tenants are advised to make their own enquiries



## LONG LEASEHOLD

Alternatively our clients will consider a sale of their long leasehold interest expiring 2130 with offers invited in the region of £325,000 (plus VAT if applicable)

## TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

## VIEWING

Viewing can be arranged via sole agents:

Ashwell Rogers

David England

020 7758 3284

[david@ashwellrogers.com](mailto:david@ashwellrogers.com)

Peter Morgan

020 7758 3283

[peter@ashwellrogers.com](mailto:peter@ashwellrogers.com)

Ben Lansman

020 7758 3287

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John Ray

020 7758 3282

[john@ashwellrogers.com](mailto:john@ashwellrogers.com)

## IMPORTANT NOTE

The landlords have undertaken various surveys and therefore are able to provide further information regarding the structure of the unit to interested parties.

## SUBJECT TO CONTRACT

Revised April 2010

### COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

