

# TO LET

## *Lock-Up Shop / Sales Office*

**5 NEW STREET  
Sandwich, Kent CT13 9AB**

SW&P

chartered surveyors

### Situation

The premises occupies a prominent position on the Sandwich town centre one-way system close to the junction of New Street and No Name Street. Street parking is available in the immediate area.

### Description

A single storey lock-up shop with a fully glazed timber frame shop front with recessed entrance. The accommodation provides sales area, rear office, courtyard and wc. The premises are considered suitable for retail use or as a professional sales office.

### Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Sales office/retail	24.82	267
Office/store	7.13	77
<b>Total</b>	<b>31.95</b>	<b>344</b>

### Business Rates

Rateable Value	£3,750
UBR (2009/10)	48.5p
Rates Payable	£1,818.75

Interested parties are advised to confirm these figures with Dover District Council. Occupiers may be entitled to up to 50% small business rates relief



### Services

All main services are connected to the premises.

### Terms

The premises are available on flexible lease terms at a commencing rent of **£4,500 per annum**.

### Legal Costs

Each party to bear their own legal costs.

### Viewing

Strictly by appointment through these offices.

### For Further Information Contact:

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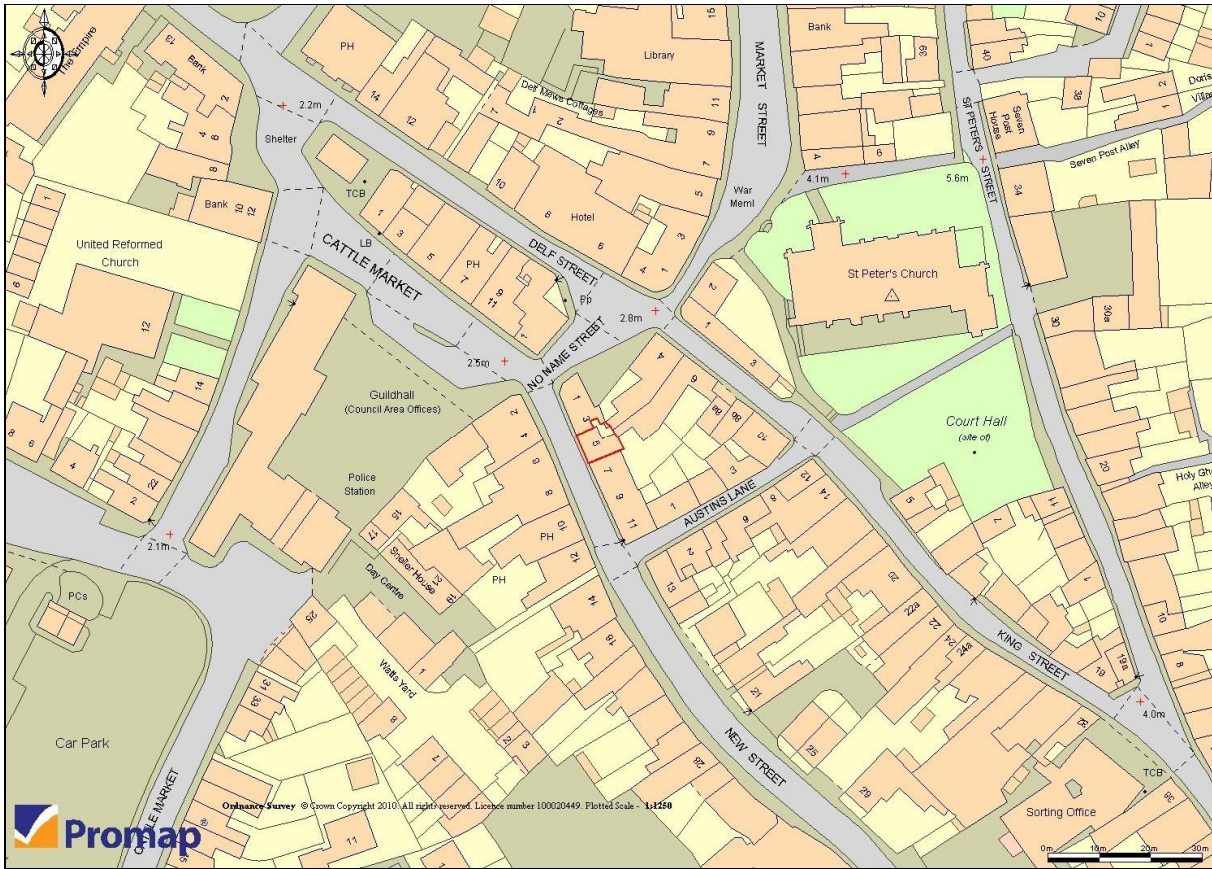
**VACANT POSSESSION UPON  
COMPLETION  
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available upon request) 1303/February 2010

Smith-Woolley & Perry

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Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlords are to be or become under any liability or claim in respect of their content.

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