

Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

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86 High Street
Deal, Kent CT14 6EG



**GROUND FLOOR LOCK-UP RETAIL PREMISES
IN CENTRAL LOCATION
TO LET**

- Currently trading as restaurant
- Circa 1,000 sq.ft.
- New Lease/Immediate Availability

Rent Sought: £25,000 per annum exclusive.

STAFFORD PERKINS

Tel: 01233 613900 www.staffordperkins.co.uk

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

LOCATION

This property is located on the eastern side of the High Street, just north of its junction with Stanhope Road and south of its junction with Oak Street in the centre of Deal.

Deal, one of the Cinque Ports, having a population of approximately 32,000 inhabitants, is located on the east coast of Kent, mid-way between Sandwich and Dover.

Deal benefits from a mainline railway and the A256 trunk road to the west gives direct access to Dover and beyond.

DESCRIPTION

This building of cavity brick construction we believe was built in the 1950s or 60s and provides accommodation on ground, first and second floors. This lock-up retail premises benefits from rough storage in the basement, ground floor accommodation of a little under 1,000 sq.ft along with a first floor storage area and a staff WC. Until recently it has been trading as the 'Frog and Scot' restaurant and is now available for similar or other retail uses within Class 'E'. The ground floor sales area runs to approximately 760 sq.ft. with a kitchen of nearly 150 sq.ft. to the rear. There is a customer toilet on the ground floor of nearly 40 sq.ft and rough storage in the basement of nearly 350 sq.ft. The first floor store is a little over 110 sq.ft. and in addition there is a staff WC.

The remaining accommodation on the upper floors is let separately as two flats and are unconnected to the shop.

ACCOMMODATION

Basement: Rough Storage 348 sq.ft.

Ground Floor: Sales Area 761 sq.ft.
Kitchen 149 sq.ft.
Customer WC 37 sq.ft.

First Floor: Store 114 sq.ft.
Plus Staff WC



SERVICES

Mains water and gas are connected to the premises along with 3-phase electricity and we presume mains drainage.

BUSINESS RATES

The premises are currently assessed 'restaurant and premises' with a rateable value of £13,750.

The uniform business rate multiplier for the year 2025/26 is 49.9p. Subject to status occupiers will benefit from a small element of Small Business Rate Relief.

TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent in the region of £25,000 per annum is being sought.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

The property is currently assessed as Band B (50)

Certificate and Report can be viewed when available at <https://find-energy-certificate.digital.communities.gov.uk/>

VIEWING Strictly by appointment through Stafford Perkins. Tel: 01233 613900

ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenant