

# Stafford Perkins

CHARTERED SURVEYORS

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11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

37 High Street, New Romney

Kent TN28 8BW



## CENTRALLY LOCATED CAFÉ/RETAIL PREMISES

### TO LET

- Circa 1,300 sq.ft.
- Rear car parking available
- Immediate Availability
- New Lease Available
- Some existing fixtures and fittings available

**Rent Sought: £20,000 per annum plus VAT.**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://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 substantial property is located on the southern side of the High Street (A259) just west of its junction with Church Approach. This is a secondary location within New Romney High Street, though only by a few yards and it still benefits from a good level of footfall.

New Romney has a population of approximately 7,500 inhabitants and is located some 12 miles south-east of Ashford and a similar distance south-west of Folkestone. It is one of the ancient Kentish Cinque Port towns and benefits from good road access via the A259 and A2070 trunk roads.

## DESCRIPTION

This lock-up ground floor retail/restaurant accommodation provides some 1,300 sq.ft. of space within a substantial solid brick under Kent peg tiled roof building. Our client is developing the upper floors on a residential basis and the self-contained accommodation will be available shortly. It is currently trading as a Costa Coffee shop and all the non-branded fixtures and fittings internally are available – ask Agents for inventory. The ground floor sales area is a little under 1,100 sq.ft. with the remainder of the space being kitchen, storage and WC facilities. There are a limited number of car parking spaces to the rear as well as bin storage space.

## ACCOMMODATION

Sales Area:	1,091 sq.ft.
Kitchen:	105 sq.ft.
Storage:	56 sq.ft.
WCs	<u>24 sq.ft.</u>
Total:	1,276 sq.ft.

## SERVICES

It is presumed that all mains services are connected to the premises.

## BUSINESS RATES

The premises are currently assessed 'café and premises' with a rateable value of £20,750.

The uniform business rate multiplier for the year 2026/27 is 38.2p.

## 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 £20,000 per annum plus VAT 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 current EPC has expired and a new one is being prepared. The building was previously assessed as Band C, scoring 66 points. 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's

