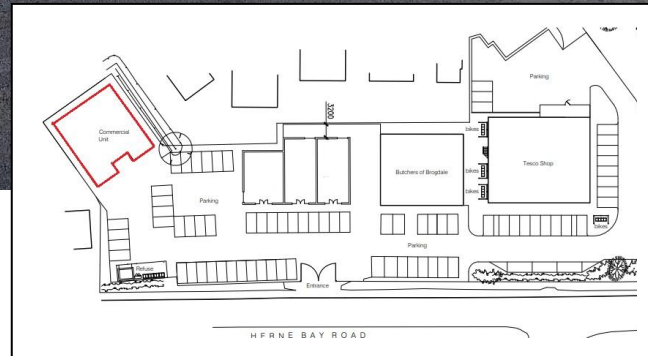


**NEW RETAIL UNIT TO LET ON POPULAR LOCAL
RETAIL PARK**

Caxtons
1 Castle Street
Canterbury
Kent CT1 2QF
Tel: 01227 788088
Email: vhughes@caxtons.com



**Buddy's Retail Park,
Herne Bay Road,
Sturry,
Kent,
CT2 0NJ**

New retail unit on busy retail park
with Tesco Local and Butchers of
Brogdale

406 sq m (4,370 sq ft)

TO LET

- ▶ Newley constructed retail space
- ▶ Open plan for fitting out
- ▶ Busy and expanding surrounding residential area
- ▶ Tesco Local and Butchers of Brogdale already on the Park



Location

Buddy's Retail Park is located on the Herne Bay Road just half a mile north of the centre of Sturry and 4 miles north east of the city of Canterbury. The north Kent seaside town of Herne Bay is 6 miles to the north.

Sturry has a station on the main Canterbury to Ramsgate line where high speed trains to London are also accessible.

The area surrounding Buddy's Retail Park has seen significant residential expansion which has resulted in Tesco opening a Local store on the Park. This is in addition to the Butchers of Brogdale, who have been established on the Park for several years.

Description

The property comprises a newly constructed detached retail unit located prominently on the Buddy's Retail Park.

Of steel frame construction with brick and glazed elevations, the accommodation will provide open plan retail space on the ground floor with additional ancillary space on the first floor.

The building will be available as one unit or may be divided into two self contained units.

The accommodation will be left to developers shell finish so fitting out will be required by the tenant.

Accommodation

Description	Sq M	Sq Ft
Ground Retail	270	2,906
First Ancillary	136	1,464
	406	4,370

NB: Stated areas are approximate, gross internal and subject to final survey on completion

Tenure

The property is available to let on full repairing and insuring terms for a minimum lease term of 10 years at a rent of £50,000 per annum.

VAT will be applied.

Rates

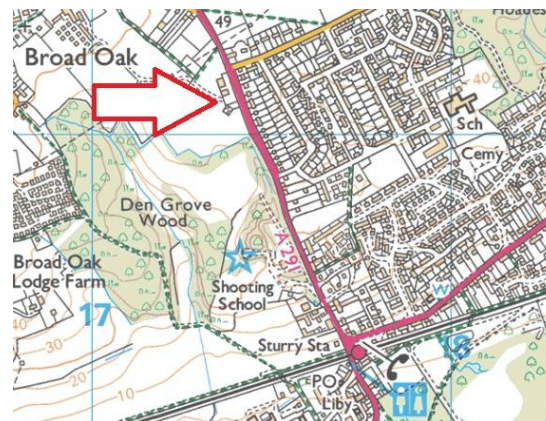
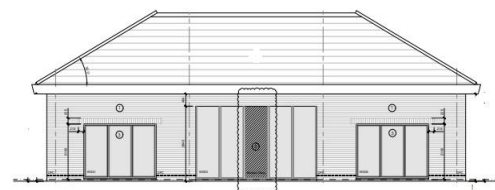
To be assessed on completion.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

To be assessed on completion



Viewing

By appointment, please contact:

Vaughan Hughes
07791 666629
01227 788088
vhughes@caxtons.com

Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. 2. The reference to any plans, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. 3. No Person in the employment of Caxtons has any authority to make or give representation or warranty whatsoever in relation to this property. 4. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of such items. Where applicable all figures quoted are exclusive of VAT. CAXTONS COMMERCIAL LIMITED Chartered Surveyors and Property Consultants. Registered office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent, DA11 1BG. Registered Number: 2492795.