

RAPLEYS

rapleys.com
0370 777 6292

TO LET **Former Gym Studio**

Former Judo Club, The Circus,
Station Road, Herne Bay CT6 5QJ

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com



Former Judo studio

Adjacent to Herne Bay railway
station

380.34 sq m (4,094 sq ft) over
ground floor only

Potential for alternative uses

£25,000 pax

TO LET

Former Gym Studio

rapleys.com
0370 777 6292

Former Judo Club, The Circus,
Station Road, Herne Bay CT6 5QJ

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com

Location

The property is located adjacent to Herne Bay railway station, which is located centrally within the town of Herne Bay.

The property sits within a predominantly residential area, with the exception of an industrial estate directly south (opposite side of the railway tracks).

The main retail area for the town is located approximately 0.7 mile to the north. There are sporting amenities nearby, including Herne Bay Bowling Club (0.3 mile) and Herne Bay Football Club (0.5 mile) to the east.

Description

The subject property comprises a self-contained building set to the east of the railway station on a plot of fenced-off land.

Internally, the property is currently arranged with a lobby area featuring a reception desk and kitchen, leading to WCs and changing rooms.

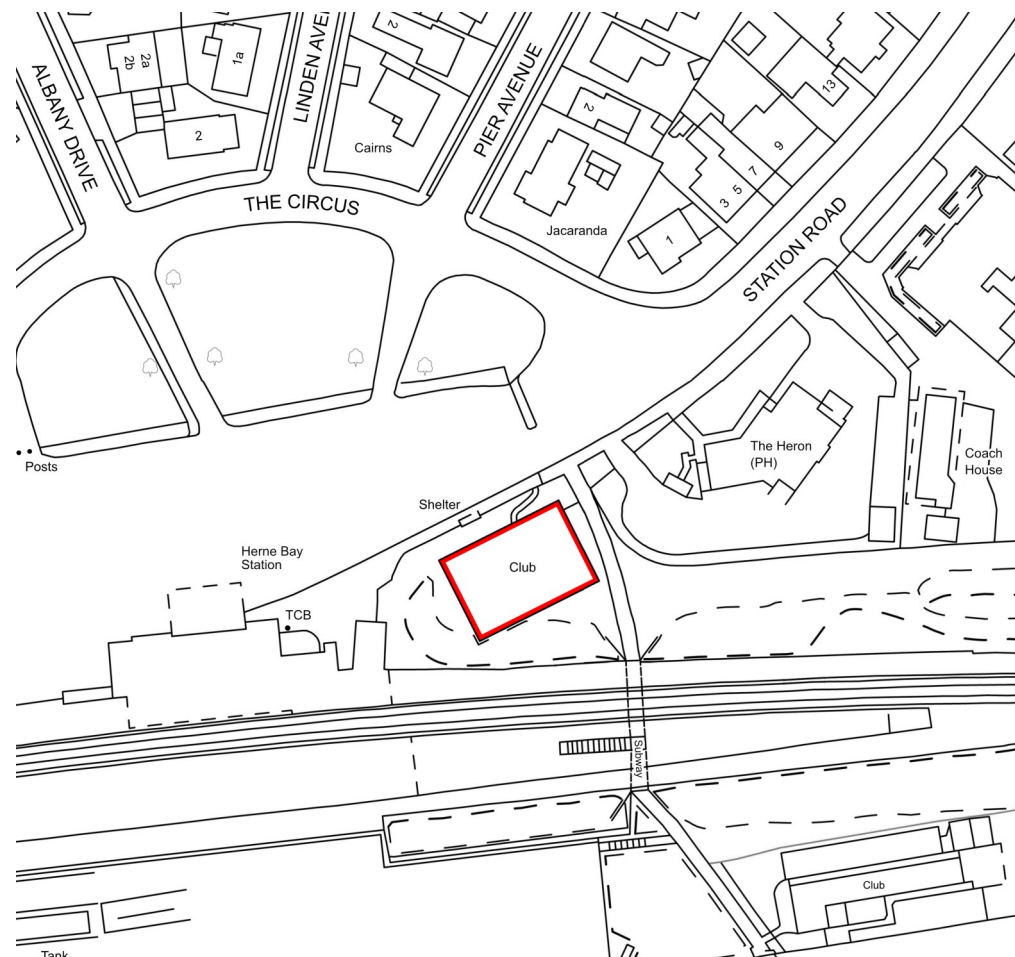
To the west side of the property is the 'sports hall' which benefits from high ceilings and a side access.

Accommodation

The property comprises the following approximate floor areas over ground floor:

	Sq m	Sq ft
Total	380.34	4,094

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



TO LET

Former Gym Studio

Former Judo Club, The Circus,
Station Road, Herne Bay CT6 5QJ

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com

Tenure

Short term lease available.

Terms

£25,000 per annum exclusive.

Rating

We are advised that the Rateable Value for the property is £13,750 and the UBR for 2021/22 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

Energy Performance

Energy Performance Asset Rating: B.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly via appointment with the sole agents.



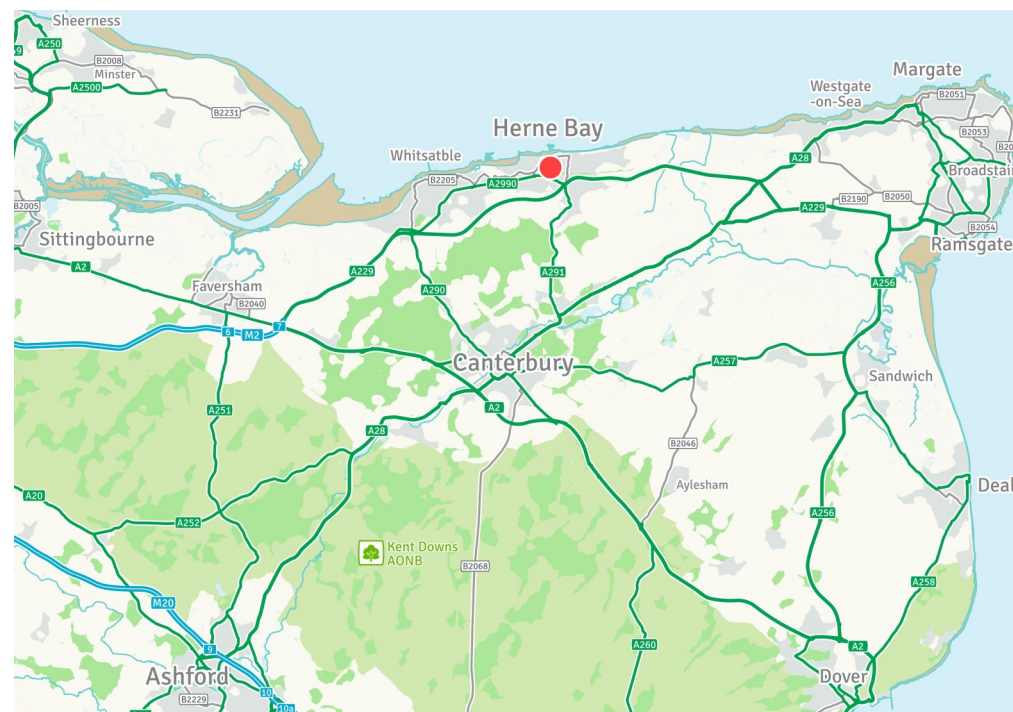
RAPLEYS

rapleys.com
0370 777 6292

TO LET Former Gym Studio

Former Judo Club, The Circus,
Station Road, Herne Bay CT6 5QJ

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in October 2021.