

Property Particulars



MARGATE

48 MARINE TERRACE - CT9 1XJ

SHOP WITH TAKE AWAY BUSINESS

SITUATION

The premises are situated along the main seafront directly opposite and approximately 20 metres from the promenade and the sea and sands of Margate. Also close by there is the Escape Nightclub, The Turner Centre and a various selection of amusement arcades.

DESCRIPTION

The premises comprises of a lock up shop benefitting from 90 covers, male, female and disabled WC's, There is basement storage and rear access. The approximate dimensions are as follows:-

Shop depth	22.22m	72ft 8"
Internal width	4.33m	14ft 2"
Gross sales area	96.21 sq m	1,035 sq ft
Basement store	105.01 sq m	1,130 sq ft
Total	201.22 sq m	2165 sq ft

LEASE

The whole premises are held on a Full Repairing and Insuring Lease expiring in 2021. A copy of the lease is available on request.

RATING

The property has a rateable value of £8,500 (2010 rating list).

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000

FEES

The ingoing tenant is to be responsible for both parties legal costs incurred in the transaction.

RENT

The current rent passing is **£14,000 per annum exclusive** .

PREMIUM

We are instructed to offer this business, lease and goodwill for **£60,000, subject to contract**, including fixtures and fittings

VIEWING

Strictly by previous appointment with Clarke & Crittenden Commercial.

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Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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