

Property Particulars

WESTBROOK,

101 CANTERBURY ROAD, MARGATE, CT9 5AY

WELL ESTABLISHED CONVENIENCE STORE AND NEWSAGENTS FOR SALE



SITUATION

The property is located on a parade of shops on Canterbury Road opposite the south Sea Bathing residential development. Canterbury road provides one of the main route in and from Margate town which is only a short distance away. Margate Seafront is within a 5 minute walk from the subject premises.

DESCRIPTION

The property is arranged over ground floor and basement. Below are the approximate dimensions and net internal floor areas:

Gross Frontage	19 ft 6 in	5.95 m
Net Frontage	17 ft 1 in	5.21 m
Internal Width	16 ft 6 in	5.03 m
Shop Width	47 ft 2 in	16.41 m
Ground Floor sales	734 sq.ft	68.19 sq.m
Ground Floor Ancillary	329 sq ft	30.56 sq.m
Basement	228 sq ft	21.18 sq.m
Total	1,291 sq ft	119.93 sq.m

NOTE: The ground floor ancillary area could be used as a garage if preferred.

AGREEMENT

The property is held on an 8 year lease from May 2016. The lease provides for Full Repairing & Insuring covenants held inside the Landlord and tenant act 1954. There is to be one rent review in May 2020.

RENT

The property is available at a rental of **£9,600 pax**, subject to contract.

PREMIUM

We are instructed to offer the business, with fixtures, fittings and goodwill for **£60,000, subject to contract.**

VAT

VAT will be chargeable is necessary

BUSINESS RATES

The whole property has a rateable value of £5,400 in the 2017 draft rating List.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577150 with regards to the rates payable.

VIEWINGS

By appointment with Clarke & Crittenden on 01843 841123

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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. Clarke & Crittenden is the trading name of Crittenden Commercial Limited

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