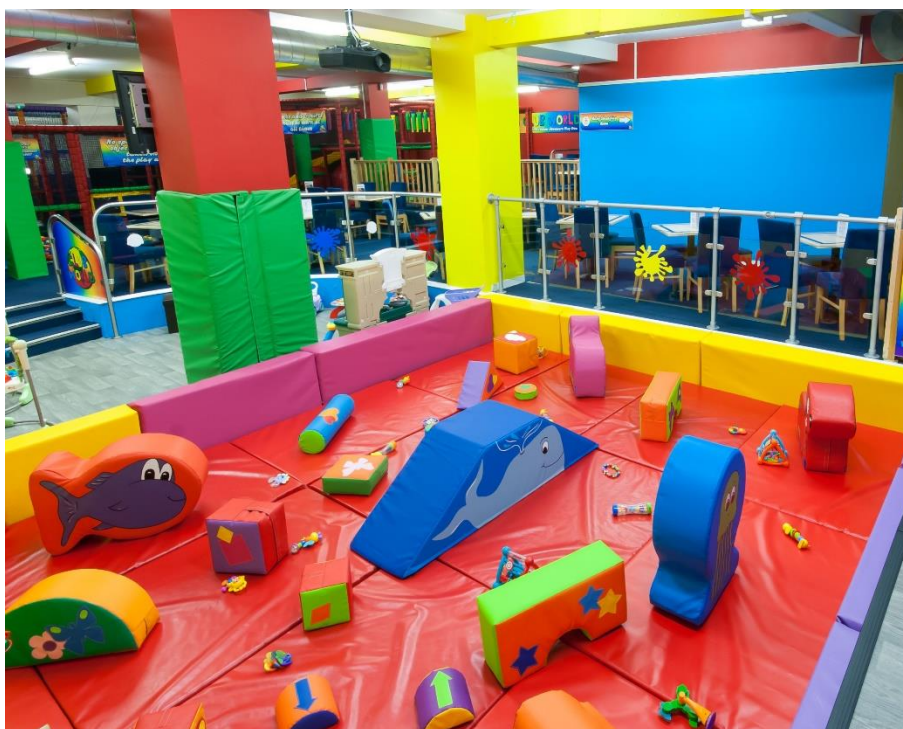


Property Particulars

18/21 MARINE TERRACE, MARGATE

ESTABLISHED CHILDRENS PLAY CENTRE WITH CATERING FACILITIES FOR SALE



BUSINESS RATES

The whole property has a rateable value of £18,250 in the 2017 rating List.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01834 577000 with regards to the rates payable.

VALUE ADDED TAX

VAT will be charged if applicable.

PREMIUM

We are instructed to offer the business, with fixtures, fittings and goodwill for **£175,000, subject to contract.**

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123 alternatively contact,

James Crittenden

james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS

ian@clarke-crittenden.com

SITUATION

The property is found on the main seafront parade in Margate a short walk from the beach, the Turner Gallery and Margate High Street. Nearby occupiers include Costa Coffee, Wimpy, JD Wetherspoons and the popular Dreamland.

Club World is located in the lower ground floor which is serviced by a customer lift and stairs to the front and a delivery passage to the rear leading to a Hall By The Sea Road

ACCOMMODATION

The centre is located on the ground floor and basement level and has the following dimensions and net internal floor areas,

Gross Frontage	10 ft 4 in	3.14 m
Net Frontage	11 ft 1 in	3.34 m
Ground floor	269 sq.ft	25.0 sq.m
Basement	5,292 sq.ft	491.7 sq.m
Total	<u>5,561 sq.ft</u>	<u>516.8 sq.m</u>

LEASE INFORMATION

The property and playground are held on a 5 year lease expiring in January 2021 at a passing rent of £15,000 per annum exclusive. The lease provides for full repairing and insuring covenants.

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. September 2017