

## GARLINGE, MARGATE

176 CANTERBURY ROAD CT9 5JW

**FREEHOLD A3 RESTAURANT WITH THREE  
BEDROOM FLAT AND GARAGE**



### SITUATION:

The premises are found in a small parade of shops on the busy A28 main road leading into Margate and surrounded by a thickly populated residential neighborhood. Margate town is within two minutes drive and the property is within a very short distance of Birchington and Westgate villages.

Nearby occupiers include Costcutter, Baxters Pharmacy and The Hussar public house. There is also a Marks & Spencer within the BP petrol station.

### DESCRIPTION:

This detached property comprises of ground floor currently trading as 'Monsoon' an Indian restaurant with takeaway business. The upper floor is arranged as a self-contained flat, accessed from the side of the property, comprising 3 bedrooms, bathroom and toilet, living room and kitchen.

To the rear of the property, via the side road, is access to off road parking area and garage. The approximate areas are as follows:-

Internal Frontage	5.36m	13'07"
Shop Depth (max)	11.97m	39'03"
Built depth	18.27m	59'11"
Restaurant (40 covers)	57.74 sq m	621 sq ft
Ancillary Kitchen	17.54 sq m	189 sq ft
<b>Total:</b>	<b>75.28 sq m</b>	<b>810 sq ft</b>

### PLANNING:

We understand that the ground floor currently has planning for an A3 restaurant under Town and Country Planning (Use Classes) Order 1987.

### VALUE ADDED TAX

VAT will be charged if applicable.

### ENERGY PERFORMANCE RATING:

The energy performance certificate is currently being undertaken.

### PRICE:

We are instructed to offer this property including the fixtures and fittings of the ground floor for **£250,000 FREEHOLD**, subject to contract.

### VIEWINGS

Strictly by previous appointment through 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. August 2017