

## MARGATE

108 HIGH STREET, CT9 1JT

**DOUBLE FRONTED RETAIL PREMISES OPPOSITE  
MCDONALDS FOR SALE**



### PRICE

The property is currently on the market for **£400,000** Subject to Contract.

### RATING

The property has a rateable value of **£18,500**.

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

### VAT

VAT will be payable if applicable.

### ENERGY PERFORMANCE

A copy of the Report is available upon request.

### VIEWINGS

Strictly by appointment through sole agents, Clarke & Crittenden on 01843 841123.

James Crittenden  
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Ian Crittenden  
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### SITUATION

The property occupies a prominent position on High Street between **Santander Bank** and **Greggs the Bakers**. Opposite the premises is **McDonalds** Restaurant and the entrance to towns Shopping Centre. Other nearby retailers include **Poundland**, **Peacocks**, **CEX**, and **Boots Opticians**. Within a few minutes walk up High Street is Mill Lane multi-storey car park. Also a few minutes walk is Cecil Square providing bus route to Ramsgate, Broadstairs and Westwood Cross.

### DESCRIPTION

The property is arranged over ground floor and basement. The ground floor is predominantly sales with an ancillary area to the rear with a loading bay and roller shutter door to the rear. The basement comprises of male and female toilets as well as a staff room. The property provides of the following dimensions and net internal floor areas,

Net frontage	14 ft 9 in	4.50 m
Shop depth	43 ft 6 in	13.30 m
Internal Width	37 ft 9 in	11.50 m
Ground Floor	1,525 sq.ft	141.7 sq.m
Basement	143 sq.ft	13.3 sq.m
<b>Total</b>	<b>1,668 sq.ft</b>	<b>154.9 sq.m</b>

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Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN  
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

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