

Property Particulars

WESTGATE

82 ST. MILDREDS WALK, CT8 8RF

WORKSHOP/STUDIO PREMISES



SITUATION

The premises are located to the rear of St. Mildreds Road, one of the main shopping streets in Westgate. and is approached Ethelbert Terrace. Buses pass the property and the railway station is within about 50m walk.

DESCRIPTION

The property is of single storey construction with brick wall and a metal roof. The premises have been used for a variety of uses of the years including and printing works, nursery schools and education centre. The approximate dimensions are as follows:-

Workshop	78.96 sq m	850 sq ft
Offices	24.06 sq m	259 sq ft
Cloakroom/WC		
Total	103.02 sq m	1,109 sq ft

RATING

We are informed by the local authority rating department that the ratable values are as £3,350

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

FEES

The purchaser is to be responsible for both parties legal costs incurred in this transaction.

EXISTING TENANCY

The property is currently let to an educational user, who are holding over after their lease has expired.

PRICE

We are instructed to offer this freehold property at **£125,000, subject to contract.**

ENERGY PERFORMANCE CERTIFICATE

Available for in section upon request

VALUE ADDED TAX

VAT will be charged if applicable

LEGAL FEES

Both parties to pay their own legal fees incurred in the transaction.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: ian@clarkecrittenden.com

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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