

Property Particulars



RAMSGATE

336 MARGATE ROAD, CT12 6SQ

FREEHOLD LOCK UP SHOP AND MAISONETTE FOR SALE

SITUATION

The premises are situated in a busy shopping parade on the Ramsgate to Margate bus route and surrounded by a thickly populated residential neighborhood. Westwood Cross shopping centre is located within a mile of the property.

DESCRIPTION

The property comprises of ground floor lock-up shop with self-contained maisonette above. To the rear there is a garden and garage. To the front there is a forecourt.

The approximate dimensions are as follows:-

Internal Width	6.15 m	20' 02"
Shop Depth	8.63 m	28' 04"
Built Depth	10.83 m	35' 06"
Sales Area	25.17 sq m	228 sq ft
Kitchen	8.82 sq m	95 sq ft
Gross Area	33.99 sq m	323 sq ft

The maisonette with accommodation on two floors has 3 bedrooms, bathroom and toilet, living room and fitted kitchen.

BUSINESS RATES

The property is within Thanet Council for rateable value purposes and in the 2010 list the property has a rateable value of £3,800 (shop) and Band A (maisonette)



PRICE

We are instructed to offer this freehold for £240,000. subject to contract.

VIEWING

Viewing of the property strictly by previous appointment with Clarke & Crittenden Commercial

Telephone: 01843 841123

Email:

admin@clarke-crittenden.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.

16.05.16