

Property Particulars

WESTBROOK

143 CANTERBURY ROAD, CT9 5BD

PROMINENT MIXED USE FREEHOLD INVESTMENT PROPERTY FOR SALE



SITUATION

The premises are situated within a parade of shops on the principle access road (A28) leading into Margate. There are short term parking spaces to the front of the property.

Close by there is a development of some 500 apartments still in the process of being completed. Directly opposite the property is Tesco Express.

DESCRIPTION

The property comprises a double fronted shop on the ground floor with kitchen and toilet. To the front there is a forecourt which is used for parking. We have taken the following floor areas from the Valuation Office Agency:

Ground Floor

Sales area	38.0 sq m	409 sq ft
Ancillary	8.6 sq m	93 sq ft

First Floor

Arranged as a self-contained one-bedroom flat with reception room, kitchen and bathroom.

TENANCIES

The ground floor is currently let on a three-year lease at an annual rental of £5,500 per annum exclusive. The tenant is responsible for a fair proportion of the buildings insurance premium.

The flat is currently let at a rental of £450 pcm on an assured shorthold tenancy.

USER

We understand the ground floor has an A1 retail user, under the Town and Country Planning (Use Classes) Order 1987.

RATING

We are informed by Thanet District Council that the Rateable Value of the shop is £2,800 in the 2010 Rating List.

FEES

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

PRICE

We are instructed to offer this freehold at a figure of **£180,000 (ONE HUNDRED AND EIGHTY THOUSAND POUNDS)**, subject to contract

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123
Email: agency@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