



Acquisitions, Lettings and Sales of all types of Commercial Property

105 STATION ROAD, BIRCHINGTON, KENT CT7 9RE

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Property Particulars

RAMSGATE

3 NORTHWOOD ROAD CT12 6RR

SELF CONTAINED OFFICE SUITE TO LET



SITUATION

The property is situated in a prominent neighbourhood shopping parade just on the main road connecting Margate and Ramsgate. Westwood Cross shopping complex and other retail sheds including **Sainsbury, Debenhams, Marks & Spencer, Tesco Extra, Argos, PC World** and many more multiple stores are all within about a quarter of a mile.

DESCRIPTION

The premises comprise of first floor and second floor office suits. The approximate dimensions are as follows:-

First Floor		
Arranged as two offices	28.9 sq m	311 sq ft
WC		
Second Floor		
Arranged as two offices	27.9 sq m	300 sq ft
WC		
TOTAL	56.8 sq m	611 sq ft

PLANNING

We understand that the property currently has planning for office use under Town and Country Planning (Use Classes) Order 1987.

TERMS

We are instructed to offer the whole premises on a new lease with term of to be agreed

RENT

The passing rent is **£6,500 per annum** exclusive of rates.

RATING

The premises have a rateable value of £4,050 in the 2010 list.

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

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