

Property Particulars

MARGATE

3rd FLOOR, MILL LANE HOUSE, CT9 1LU

MODERN OFFICE PREMISES TO BE LET WITH CONCIERGE



SITUATION

The premises occupy a prominent corner position at the junction of Mill Lane and Churchfields and adjoin the multi-storey car park. Close by there are the Council offices, Law Courts, Library and Regal Walk shopping centre.

DESCRIPTION

From the entrance hall with reception area and concierge service the suite is approached by both lifts and stairs. There is a disabled toilet to the ground floor and male and female toilets to all floors.

The store has suspended ceilings, perimeter trunking, heating and fitted carpets. The approximate dimensions are as follows:

Third Floor Suite	80.92 sq.m	871 sq ft
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Car parking is available at an additional cost. For more information please ask

LEASE

The premises are available on a new Effective Full Repairing & Insuring lease for a term of years to be agreed. The lease will be in the Landlords standard format.

Note

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited.

RENT

We are instructed to offer this store, subject to contract, at **£8,500** per annum exclusive.

SERVICE CHARGE

The service charge is calculated based on a percentage of the floor area. Further details are available upon request.

BUSINESS RATES

The property has a rateable value of £5,700 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

DEPOSIT

A rental deposit will be required dependent on trading history.

EPC

The property has been rated within Band C. A copy of the Report is available on request.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123

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