

## 25 CECIL SQUARE

MARGATE, CT9 1BA

### LOWER GROUND FLOOR OFFICE SUITE TO LET



#### SITUATION

The property is situated in the central business centre of Margate, within the main Square are the Council Offices, Library and Law Courts.

Within Cecil Square there is short term car parking facilities and within about 400 yards there are multi storey car park. There are also various bus stops in Cecil Square and in Cecil Street proving good access to the other Thanet towns.

#### DESCRIPTION

The suite is situated within a multi-let office building comprising a number of office rooms. The office suite also includes a kitchen and WC. Ingoing tenant will be responsible for their own electricity, telephone and water.

Suite 1	420 sq.ft	39.0 sq.m
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#### BUSINESS RATES

The property has a rateable value of £2,175 in the 2017 rating list. For more information please contact Thanet District Council directly as many of the smaller suites as subject to discounts.

#### LEASE

The offices are to be let on a new internal repairing and insuring leases for a term to be agreed.

#### REFERENCES

Independent references may be required by the Landlord from past Landlords, Accountants or Trade Partners.

#### RENTAL

We are seeking a rent of £5,400 per annum exclusive, to include the building service charge and insurance. Alternatively, £4,000 per annum exclusive plus a variable service charge, subject to contract.

#### FEES

The ingoing tenant is to make a contribution towards the cost of the agreement.

#### RATING

Prospective tenants are advised to make their own enquiries with Thanet District Council (01843 577000).

#### DEPOSIT

A rent deposit will be required.

#### VIEWING

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

Telephone: 01843 841123

Email: [ian@clarke-crittenden.com](mailto:ian@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.

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