

Property Particulars

CLIFTONVILLE

178A NORTHDOWN ROAD, CT9 2QN

SELF CONTAINED OFFICE SUITE TO LET



SITUATION

The premises are located on the busy Northdown Road between the junctions of Wilderness Hill and Clarendon Road. The premises are well serviced by a number of bus routes offering good transport links to Margate Town Centre as well as Westwood Cross and Ramsgate.

DESCRIPTION

The premises comprise of first floor and second floor office suites. With a WC on the first floor. The approximate dimensions are as follows:-

First Floor

Arranged as two offices 40.88 sq m 440 sq ft

Second Floor

Arranged as three offices 45.06 sq m 485 sq ft

TOTAL

85.93 sq m 925 sq ft

TERMS

We are instructed to offer the whole premises on a new lease with term of to be agreed On effective FR&I terms.

RENT

We have been instructed to offer the premises at **£8,500 per annum exclusive** subject to contract.

PLANNING

We understand that the property currently has planning for office (B1) use under Town and Country Planning (Use Classes) Order 1987.

DEPOSIT

A rental deposit will be required dependent on trading history.

RATING

The premises have a rateable Value of £4,300.

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

ENERGY PERFORMANCE

The property has been rated within Band E. 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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