

## Property Particulars



### 347a MARGATE ROAD RAMSGATE CT12 6SG

### SELF CONTAINED OFFICE SUITE

#### SITUATION

The property is situated on the busy Margate Road a short distance from Ramsgate town centre and Westwood Cross.

#### DESCRIPTION

The premises comprise of first and second floor offices suites. The approximate dimensions are as follows:

#### First Floor

Office 1	13.07 sq m	104 sq ft
Office 2	13.15 sq m	141 sq ft
WC & Kitchen area		

#### Second Floor

Office 3	16.47 sq m	177 sq ft
Office 4	11.28 sq m	121 sq ft
WC		

**TOTAL**                      **53.97 sq m**                      **543 sq ft**

#### LEASE

The premises are to be let on a new F.R.I. lease for a term of years to be agreed.

#### FEES

The ingoing tenant is to be responsible for both sides reasonable legal costs.

#### RATING

We are informed by the local authority rating department that the assessments are £4,050

#### RENT

We are instructed to offer this property for **£6,500 per annum exclusive of rates subject to contract**

#### DEPOSIT

A rent deposit may be required in certain circumstances.

#### VIEWING

Viewing strictly by previous appointment with 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.

19.10.11  
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