

Property Particulars

MARGATE

11/13 KING STREET, CT9 1DA

OFFICE SUITES IN FORMER MEDIA CENTRE



SITUATION

This unique 19th century building is situated in the conservation area of the regenerated and thriving 'Margate Old Town' with its range of individual shops, cafes, public houses including the 'Lifeboat' micro pub selling real ales, boutiques and galleries. The Turner Contemporary Gallery and harbour are both within a few minutes' walk.

DESCRIPTION

The property, formally Cobbs Bank, has been divided into individual office suites along with conference and function rooms, cloakrooms, kitchen, meeting room and reception.

Facilities available to tenants include WC's, kitchen facilities, security with video entry camera, lift, computer terminals, central heating, lighting, telephone points and buildings insurance.

ACCOMMODATION

The accommodation is arranged over first floor with the following approximate dimensions:

Office D	15.34 sq.m	165 sq.ft
Office G	18.00 sq.m	193 sq.ft

PLANNING

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

RATING

We understand that the Rateable Value of the offices in the 2010 Rating List are as follows.

Office D	£1,350
Office G	£1,475

LICENCES

The offices are to be let on flexible licences for a minimum term to be agreed.

VALUE ADDED TAX

VAT will be charged if applicable

LICENCE CHARGES

Office D	£220 pcm
Office G	£220 pcm

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden.

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Note

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