

Property Particulars



MARGATE

2 CECIL STREET CT9 1NX

FORMER CONSTITUTIONAL CLUB WITH ACCOMMODATION

SITUATION

The premises are situated in the Centre of Margate opposite Thanet District Council offices, Law Courts and Library. Within the Square is Cecil's Bar & Kitchen, and within a few minutes walk the High Street Costa Coffee, Boots the Chemist and various banks.

Short term car parking can be found in Cecil Square, Mill Lane and Morrisons.

DESCRIPTION

This property has accommodation arranged over ground, basement and two upper floors. The ground floor is split over two levels with a bar area at street level and a larger area at a slightly lower area.

The first and second floors are accessed from the ground floor hallway and are currently arranged as a two/three bedroom maisonette. The accommodation and approximate dimensions are as follows:-

Ground Floor

Club/Bar/Restaurant	302.4 sq.m	3,255 sq.ft
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Basement

Cellar	37.6 sq.m	405 sq.ft
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First Floor

Office/Residential	51.7 sq.m	556 sq.ft
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Second Floor

Residential	44.5 sq.m	479 sq.ft
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Total	436.2 sq.m	4,695 sq.ft
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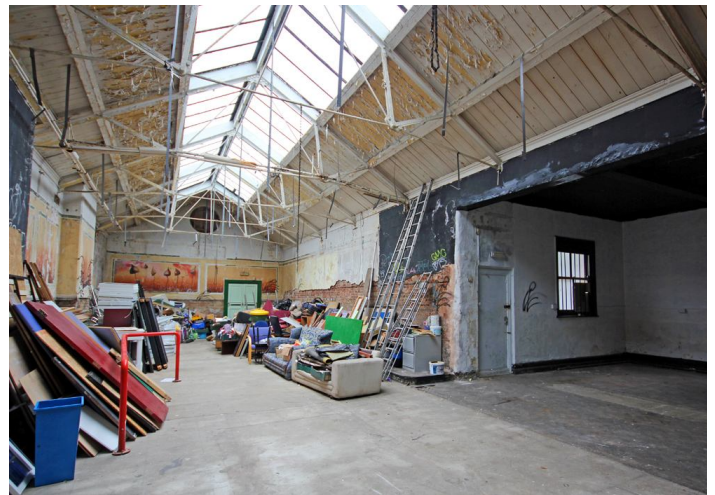
FEES

The ingoing tenant/purchaser is to be responsible for both parties legal costs incurred in this transaction.

BUSINESS RATES / COUNCIL TAX

The property is within Thanet District Council for rateable value and council tax purposes. The basement, ground and first floors have a rateable value of £13,500 in the 2010 rating list. The second floor flat falls within Council Tax band A.

Note: Interested parties are advised to make their own enquiries of the local authority on 01843 577000.



ENERGY PERFORMANCE
ASSET RATING:

98

RENTAL

We are instructed to offer this property at a rental of **£19,000 per annum exclusive**, subject to contract.



VIEWING

Strictly by previous appointment with Clarke & Crittenden Commercial.

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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