Property Particulars

MARGATE
7 MARKET SQUARE, CT9 2EN

A3 RESTAURANT PREMISES TO BE LET ON NEW LEASE

LOCATION
The property is situated in the heart of the 'Old Town', conservation area with pavement cafes, galleries, craft shops and restaurants. The harbor and Turner Contemporary gallery are both within a 200m walk.

DESCRIPTION
The property has accommodation arranged over ground floor and basement. The property has the following approximate net internal floor areas,

Net Frontage	42 ft 10 in	13.07 m
Shop Depth	13 ft 7 in	4.16 m
Shop Width (Max)	37 ft 2 in	11.32 m
Ground Floor sales	370 sq ft	34.37 m²
Basement Ancillary	405 sq ft	37.63 m²

RENT
We have been instructed to offer the premise at £22,500 pax, subject to contract.

DEPOSIT
A rent deposit may be required in certain circumstances.

BUSINESS RATES
The property has a rateable value of £5,500 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

ENERGY PERFORMANCE
The property has been rated within Band E. A copy of the Report is available on request.

USER
The property benefits from A3 use class.

VALUE ADDED TAX
VAT will be charged if applicable

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

VIEWINGS
Strictly by appointment through Clarke & Crittenden

James Crittenden
01843 841123
James@clarke-crittenden.com

Debbie Brotherton
01843 841123
debbie@clarke-crittenden.com

MAY 2017