

CHARTERED SURVEYORS

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# **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 m <sup>2</sup>
Basement Ancillary	405 sq ft	37.63 m <sup>2</sup>

## 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

#### FFFS

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

#### 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.

