

Property Particulars

GARLINGE, MARGATE

20 HIGH STREET, CT9 5LN

GROUND FLOOR SHOP TO BE LET WITH A1 RETAIL / A2 FINANCIAL SERVICES



DEPOSIT

A rental deposit will be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £2,700.

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

A copy of the Report is available on request.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

James Crittenden

james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS

ian@clarke-crittenden.com

DECEMBER 2017

LOCATION

The premises are situated in a small neighbourhood parade just off the A28 Canterbury Road on Garlinge High Street. The premise has good transports links to Margate town centre and on to Westwood Cross

DESCRIPTION

The property comprises a basement and ground floor retail premise only and has the following dimensions and net internal floors areas

Net frontage	4.14 m	13 ft 7 in
Gross Frontage	7.19 m	23 ft 7 in
Internal width (max)	4.14 m	13 ft 7 in
Shop depth	3.33 m	10 ft 11 in

Ground Floor	44.78 sq m	482 sq ft
Basement	28.06 sq m	302 sq ft

TERM

The property is being offered on a new FRI lease on terms to be agreed, subject to a upward only rent review.

RENT

We have been instructed to offer the premise at **£5,500 per annum exclusive** service charge, VAT and buildings insurance, subject to contract.

Note

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