

## Property Particulars

### MARGATE

116a HIGH STREET, CT9 1JW

### A1 HIGH STREET SHOP PREMISES TO BE LET ON NEW LEASE



#### BUSINESS RATES

The property has a rateable value of £13,250 in the current (2010) business rates list.

**Note:** Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.

#### FEES

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

#### RENT

We have been instructed to offer the premise at £18,000 pax, subject to contract.

#### DEPOSIT

A rent deposit may be required in certain circumstances.

#### ENERGY PERFORMANCE

ENERGY PERFORMANCE ASSET RATING: **64**

#### VALUE ADDED TAX

VAT will be charged if applicable

#### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: [admin@clarke-crittenden.com](mailto:admin@clarke-crittenden.com)

#### 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. 26/09/16

#### SITUATION

The property occupies a prominent location in the High Street next to Boots the Chemist Opticians and adjacent to Rooks Butchers and McDonalds Restaurant. Nearby there is a Santander Bank, Nationwide and Greggs the Bakers, along with other leading multiples. In close proximity there is a multi-storey car park.

#### DESCRIPTION

The property has accommodation arranged over ground and basement levels. The property benefits from windows at the rear of the ground floor and a kitchen. Basement space is arranged as an office and storage. The property has the following approximate dimensions:

##### Ground Floor

Sales	68.5 sq.m	737 sq.ft
Kitchen Area	3.4 sq.m	36 sq.ft

##### Basement

Storage	35.5 sq.m	382 sq.ft
Vaults	24.2 sq.m	260 sq.ft

<b>Total</b>	<b>131.5 sq.m</b>	<b>1,416 sq.ft</b>
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