

## Property Particulars

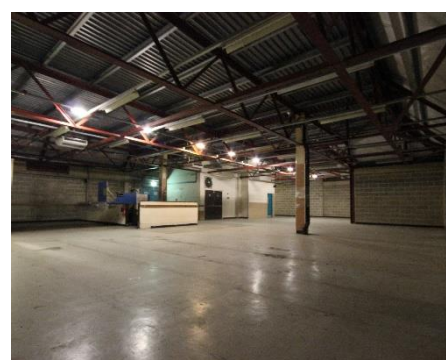
# MARGATE

1-2 COLLEGE SQUARE, CT9 1PR

**RETAIL STORE TO LET IN PROMINENT POSITION  
AT ENTRANCE TO SHOPPING CENTRE**



Ground Floor



First Floor

### SITUATION

The property occupies a prominent location at the entrance to College Square Shopping Centre on the town centre side of the scheme. The shopping centre has the benefit of a multi storey car park (506 spaces) from which the High Street Old Town are within easy reach. The shopping centre includes a Morrisons supermarket, Iceland Store and Savers Health & Beauty.

### DESCRIPTION

The property is found to the High Street entrance to the shopping centre.

The premises are arranged over ground and first floors with glazing along the main front elevation and two entrances. The first floor is currently arranged as a mainly open plan storage area with staff room, WC's and fire escape.

Ground Floor Sales	5,265 sq.ft	489.1 sq.m
First Floor Ancillary	3,979 sq.ft	369.7 sq.m
<b>Total</b>	<b>9,244 sq.ft</b>	<b>858.8 sq.m</b>

### TERMS

The property is to be let on a new lease, terms to be agreed with Full Repairing & Insuring terms.

### RATING

The property has a rateable value of £48,250 in the 2017 rating list.

### ENERGY PERFORMANCE

The property has an EPC rating of G158.

### RENT

We have been instructed to offer the premise at **£50,000 per annum exclusive**, subject to contract.

### VALUE ADDED TAX

VAT will be charged if applicable

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden on 01843 841123.

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### 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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