

Property Particulars

34/35 THE CENTRE

MARGATE CT9 1JG

LARGE SHOP TO LET



SITUATION

The premises occupy a prominent corner location in the heart of Margate Shopping Centre, fronting the central piazza. Access to the unit is from a covered thoroughfare leading to High Street.

Car parking can be found in Mill Lane House multi storey car park and Cecil Square, both are within approximately 100 meters. Nearby occupiers include **Peacocks**, **Superdrug**, **Boots the Chemist**, **Greggs**, **Shoe Zone**, **WHSmith** and **McDonalds**.

DESCRIPTION

The unit comprises a ground floor shop and first floor storage with WC. The property has the following floor areas:-

Ground floor area 2,574 sq ft

TERMS

The premises are available on a new fully repairing and insuring leases for a term of years to be agreed.

RENTAL

The property is available to rent at an annual rental of £15,500 per annum exclusive.

SERVICE CHARGE

Please note that as the premises are within a shopping centre a service charge is payable.

BUSINESS RATES

The property has a rateable value of £15,000.

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.

VAT

VAT will be charged 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

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Note

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