

PALM BAY

9 SUMMERFIELD ROAD, CLIFTONVILLE, CT9 3EZ

GROUND FLOOR SHOP TO BE LET



RATING

The property has a rateable value of £4,900 in the 2010 rating list.

ENERGY PERFORMANCE CERTIFICATE

Currently being undertaken, available on request.

RENTAL

We are instructed to offer the unit on a new lease at a rental of **£10,000 pax**, subject to contract.

VALUE ADDED TAX

VAT will be charged if applicable.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: agency@clarke-crittenden.com

SITUATION

The property is found in the center of a neighborhood parade of shops in the heart of a residential area. Margate sea front and town centre is approximately 1.8 miles, and Broadstairs town centre approximately 2.5 miles.

Nearby occupiers include a Co-op supermarket, Day Lewis Pharmacy together with Indian and Chinese takeaway restaurants.

DESCRIPTION

The shop is planned over ground floor only, the rear of the shop has been partitioned to provide some ancillary accommodation. To the rear of the unit is a WC, kitchenette and fire escape.

The property has the following floor areas,

Shop	59.2 sq.m	637 sq.ft
Store	1.8 sq.m	20 sq.ft
Total	61.0 sq.m	657 sq.ft

FEES

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

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

10/06/16