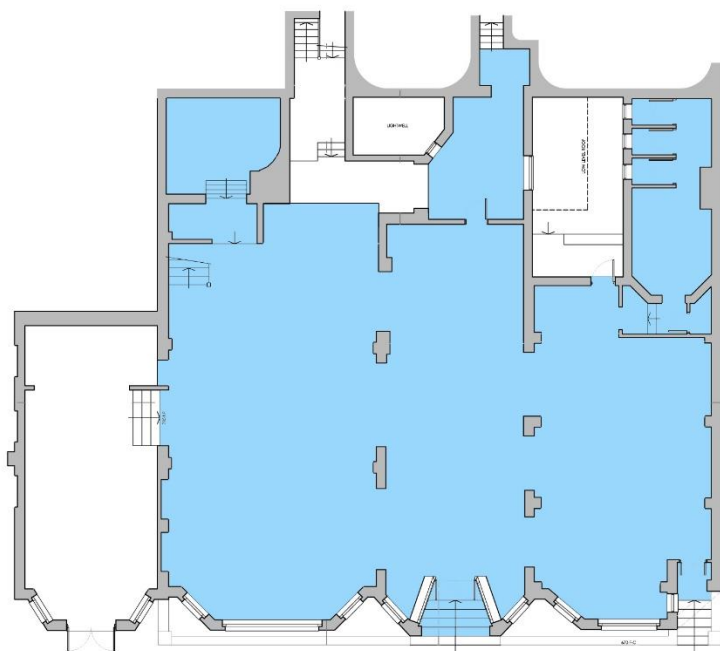


Property Particulars

SEAFRONT LOCATION

UNIT 1, CLIFF TERRACE, CLIFTONVILLE, MARGATE, CT9 1RU

OUTSTANDING BUILDING ON SEAFRONT FOR VARIETY OF RESTAURANT / LEISURE USE STPP



TERMS

The unit will be let on a lease for a term of years to be agreed on full repairing and insuring covenants.

RENTAL

We are seeking offers in the region of **£30,000 per annum exclusive**, subject to contract.

BUSINESS RATES

The premise are currently being converted and therefore is yet to be rated.

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

ENERGY PERFORMANCE RATING

An energy performance certificate has been commissioned and will be available to applicants once complete.

VIEWINGS

By appointment with Clarke & Crittenden on 01843-841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

James Crittenden
james@clarke-crittenden.com

SITUATION

This former nightclub premises are found overlooking lawns on the top of the cliffs with views over the sea. The building is approximately 650m of the Turner Contemporary Art Gallery, Sands Hotel and Margate beach. Margate Winter Gardens is found within a 200m walk providing "the best entertainment and hospitality in East-Kent" with comedy acts, concerts, pantomime and musicals.

Margate mainline railway station is under a mile of the property or approximately a 20-minute walk. Nearby occupiers include Forts Café, Genting Casino and Bar, Roost Restaurant & Café, along with Aldi Supermarket and Haeckel's natural fragrance & skin care brand.

DESCRIPTION

The property comprises raised ground floor with large bay windows overlooking a public grassed area and views over the sea beyond. Internally the premises have natural light from high level windows to the side and rear. We have measured the property from plans on a gross internal basis.

The approximate dimensions are as follows:

Ground Floor	2,816 sq.ft	261.6 sq.m
Basement	436 sq.ft	40.5 sq.m
Total	3,252 sq.ft	302.1 sq.m



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

December 2017

Note

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