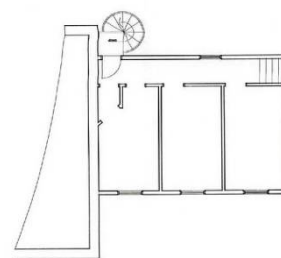


Property Particulars

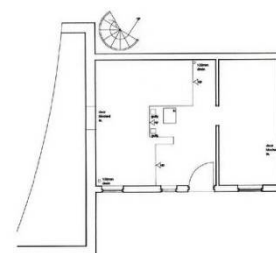
MARGATE

THE BARN, 16A NEW STREET, CT9 1EG

**AN EXCITING SPACE IN THE OLD TOWN WITH
COURTYARD TO BE LET**



Existing First Floor



Existing Ground Floor

SITUATION

The property is found on New Street close to the High Street and surrounded by a mix of residential houses, retail shops and restaurant premises. There is on street car parking on New Street and in the High Street, with Morrisons multi-storey car park just a few minutes walk from the property.

Nearby occupiers include a range of boutique shops, cafes and restaurants, with the Sands Hotel and Buoy and Oyster restaurant close by.

DESCRIPTION

The property comprises ground floor and first floor accommodation in need of complete refurbishment, however provides an exciting blank canvas for an occupier to use the space. Subject to planning the space could be used as a shop, office, studio, showroom, restaurant or art studio.

The approximate floor areas are as follows:-

Ground Floor	403 sq.ft	37.4 sq.m
First Floor	434 sq.ft	40.3 sq.m
Courtyard	501 sq.ft	46.5 sq.m
Total	1,337 sq.ft	124.2 sq.m

PLANNING

We understand that the property currently has planning of a 'store' under the Town and Country Planning (Use Classes) Order 1987. Any change to a catering / drinking / leisure use would require change of use from the Council.

RATING

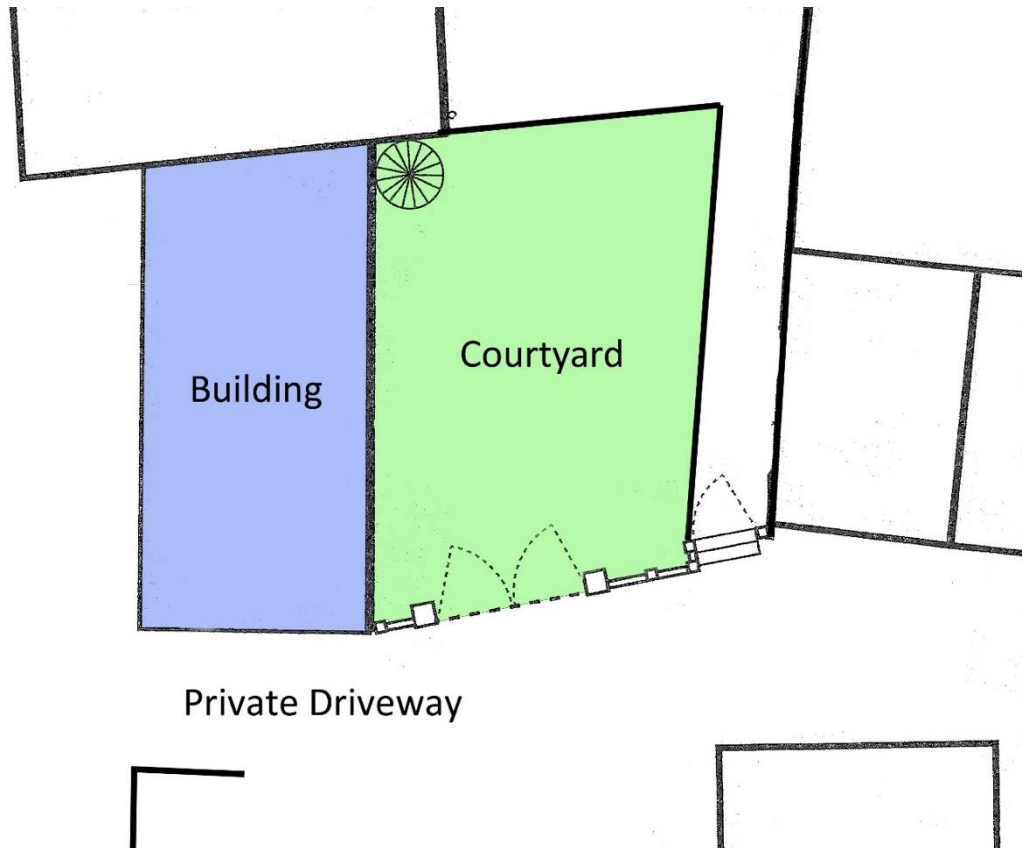
We understand the Rateable Value of the building is £2,250 in the 2010 List.

LEASE

The property is available on a new full repairing & insuring lease for a term of years to be agreed.

RENTAL

We are instructed to offer the whole property to include a rear courtyard at a rental of **£13,000 (THIRTEEN THOUSAND POUNDS)** per annum exclusive, subject to contract.



VIEWINGS

Strictly by previous appointment with Clarke & Crittenden.

Tel: 01843 841123

Email: ian@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.