

Property Particulars

MARGATE

101/103 HIGH STREET CT9 1JT

RETAIL PREMISES TO LET HEART OF TOWN



FEES

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

RENT

We have been instructed to offer the premise at £26,000 per annum exclusive service charge, VAT and buildings insurance, subject to contract.

ENERGY PERFORMANCE

The property has been rated within Band F. A copy of the Report is available on request.

DEPOSIT

A rental deposit will be required dependent on trading history.

VIEWINGS

Strictly by appointment through sole agents, Clarke & Crittenden

James Crittenden

01843 841 123

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SITUATION

The property occupies a prominent position on High Street close to entrance to The Centre which is anchored by Peacocks and Poundland. Other nearby retailers include, McDonalds, CEX, Boots Opticians and Santander.

DESCRIPTION

The property is in good condition throughout and comprises a ground floor only. The property comprises of the following dimensions and net internal floor areas,

Net frontage	25 ft 3 in	7.69 m
Gross Frontage	28 ft 3 in	8.62 m
Internal width (max)	27 ft 8 in	8.73 m
Shop depth	58 ft 1 in	17.70 m

Ground Floor	1,435 sq.ft	133.31 sq.m
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LEASE

The property is being offered on a new FRI lease on terms to be agreed, subject to a 5th year rent review.

RATING

The property has a rateable value of £21,500 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

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. May 2017