

Property Particulars

MARGATE

88 HIGH STREET CT9 1JW

PRIME A1 RETAIL PREMISES TO LET HEART OF THE TOWN



LOCATION

The property occupies a prominent position on High Street adjacent to Costa Coffee and opposite Boots the Chemist and at the crossroads with Marine Gardens and Queen Street. Other nearby retailers include, **WH Smiths**, **Poundland**, **Carphone Warehouse** and **Subway**

Within a few minutes' walk up High Street is Mill Lane multi-storey car park. Also a few minutes' walk is Cecil Square providing bus route to Ramsgate, Broadstairs and Westwood Cross.

DESCRIPTION

The property comprises a basement ground and first floor retail shop only and has the following dimensions and net internal floors areas

Net frontage	3.94 m	12 ft 11 in
Gross Frontage	4.70 m	15 ft 5 in
Internal width (max)	3.94 m	12 ft 11 in
Shop depth	14.94 m	49 ft 10 in
Ground Floor	53.88 sq m	580 sq ft
Basement	27.31 sq m	294 sq ft
First Floor	75.90 sq m	817 sq ft

TERM

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

RENT

We have been instructed to offer the premise at **£14,500 per annum exclusive** service charge, VAT and buildings insurance, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history.

BUSINESS RATES

The property has a rateable value of £9,800.

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 payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

James Crittenden

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