

Property Particulars

MARGATE

108 HIGH STREET CT9 1JT

DOUBLE FRONTED RETAIL PREMISES OPPOSITE MCDONALDS TO BE LET



SITUATION

The property occupies a prominent position on High Street between **Santander Bank** and **Greggs the Bakers**. Opposite the premises is **McDonalds** Restaurant and the entrance to towns Shopping Centre. Other nearby retailers include **Poundland**, **Peacocks**, **CEX**, and **Boots Opticians**.

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 is arranged over ground floor and basement. The ground floor is predominantly sales with an ancillary area to the rear with a loading bay and roller shutter door to the rear. The basement comprises of male and female toilets as well as a staff room. The property provides of the following dimensions and net internal floor areas,

Net frontage	14 ft 9 in	4.50 m
Shop depth	43 ft 6 in	13.30 m
Internal Width	37 ft 9 in	11.50 m
Ground Floor	1,525 sq.ft	141.7 sq.m
Basement	143 sq.ft	13.3 sq.m
Total	1,668 sq.ft	154.9 sq.m

LEASE

The property is being offered on a new FR&I lease on terms to be agreed, subject to a five yearly rent reviews.

RATING

The property has a rateable value of £18,500.

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

VAT

VAT will be payable if applicable.

ENERGY PERFORMANCE

A copy of the Report is available upon request.

DEPOSIT

A rental deposit will be required dependent on trading history.

RENT

We have been instructed to offer the premise at a rent **£17,500 per annum exclusive**, subject to contract.

VIEWINGS

Strictly by appointment through sole agents, Clarke & Crittenden on 01843 841123 alternatively, contact

James Crittenden
james@clarke-crittenden.com

Ian Crittenden
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.

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