

## Property Particulars

# CLIFTONVILLE

47 NORTHDOWN ROAD, CT9 2RN

## LOCK UP SHOP TO LET



### SITUATION

The premises are situated in the lower end of Northdown Road within a short walk of Aldi. Buses pass along the street connecting with some of the other Thanet towns. Within about 600m radius of the shop there is a thickly populated residential neighbourhood.

### DESCRIPTION

The property comprises of ground floor lock-up shop with arcade front. To the front there is a forecourt.

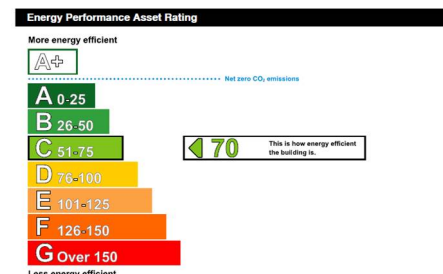
The approximate dimensions are as follows:-

External Width	6.55m	21' 06"
Shop Width	6.10m	20' 00"
Shop/Built Depth	19.40m	63' 07"
Sales Area	81.49 sq m	877 sq ft
Window Display	6.67 sq m	72 sq ft
Store/Rest Room	6.75 sq m	73 sq ft

### FEES

Both parties to pay their own legal fees incurred in the transaction.

### ENERGY PERFORMANCE CERTIFICATE



### BUSINESS RATES

In the 2010 rating list the property has a rateable value of £3,500.

### RENT

The passing rent is £9,000 per annum exclusive, subject to contract.

### DEPOSIT

A rent deposit may be required.

### VIEWING

Viewing of the property strictly by previous appointment with Clarke & Crittenden

Telephone: 01843 841123

Email: [debbie@clarke-crittenden.com](mailto:debbie@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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