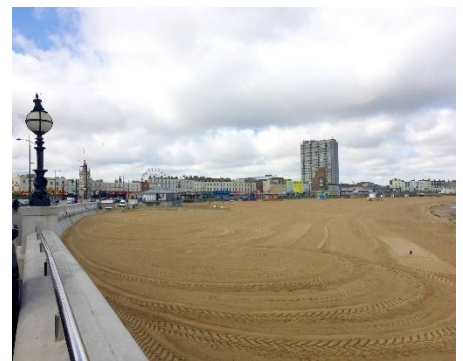


MARGATE SEAFRONT

MARINE DRIVE & HIGH STREET, CT9 1DS

**PRIME SEAFRONT PREMISES
TO BE LET**



SITUATION

The property is found in prime position on Margate sea front close to Sands Hotel and Turner Contemporary Art Gallery. The building enjoys vistas over the Harbour Arm and Margate sands surrounded by a range of local bars, restaurants and retailers.

The 'Old Town' of Margate is found a short walk away with its mix of local traders from antiques, art and tea rooms.

DESCRIPTION

The building enjoys two frontages to both Marine Drive and the High Street. The property will be divided into three separate units which would make an ideal restaurant or bar, stpp.

Currently the balcony at first floor level has been enclosed but could be converted back to an open balcony, stpp, as the bar next door and Sands Hotel have done.

PLANNING

The property currently has an A1 Retail planning permission.

LEASE TERMS

The new units will be available on new Full Repairing & Insuring leases on terms to be agreed. Each side will be responsible for their own legal costs.

FLOOR AREAS

The property will provide the following approximate accommodation,

Unit 1 (Seafront Left)
2,400 sq.ft (224 sq.m)

Unit 2 (Seafront Right)
2,350 sq.ft (218 sq.m)

Unit 3 (Seafront & High Street, 1st Floor)
3,530 sq.ft (327 sq.m)

Additional Balcony
1,050 sq.ft (98 sq.m)

BUSINESS RATES

The business rates have yet to be assessed on the reconfigures units.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 77.

RENTS

We are instructed to offer the above units at the following rents,

Unit 1	£30,000 per annum exclusive
Unit 2	£30,000 per annum exclusive
Unit 3	£50,000 per annum exclusive

Property Particulars

FLOOR PLANS

The property is currently arranged as one ground and first floor unit. The property will be reconfigured to provide the following three units over ground and first floors. Note that the first floor level is ground floor on the High Street side of the property.



VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Ian Crittenden

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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. VAT will be charged if applicable.