

Property Particulars

MARGATE

60 HIGH STREET CT9 1DT

RETAIL PREMISES TO LET HEART OF TOWN



SITUATION

The property occupies a prominent location in the High Street close to **KFC, Halifax, Bighthouse, Carphone Warehouse** and **Burger King**. Immediately outside the property is short term parking and within about 600m there is the Morrisons long stay multi storey car park.

DESCRIPTION

The property is in good condition throughout and comprises a ground floor shop with rear WC and kitchen. The basement comprises a carpeted rear room with downlighters and to the front a tiles storage room. The property has the following approximate dimensions:

Ground Floor

External frontage	5.06m	18' 05"
Total internal width (max)	5.02m	16' 06"
Shop depth	13.80m	45' 03"
Ground Floor	55.7 sq.m	599 sq.ft
Basement		
Store room 1	21.7 sq m	233 sq ft
Store room 2	13.1 sq m	140 sq ft
Total Floor Area	90.5 sq.m	972 sq.ft

RATING

The property has undergone structural alterations and the rateable value to be reassessed.

FEES

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

RENT

We have been instructed to offer the premise at **£13,500 per annum exclusive**, subject to contract.

TERMS

The property to be let on terms to be agreed. The lease will be on Full Repairing & Insuring terms.

DEPOSIT

A rental deposit will be required dependent on trading history.

VALUE ADDED TAX

VAT will be charged if applicable

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123
Email: 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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