

### 4/5 THE CENTRE

MARGATE CT9 1JG

### GROUND FLOOR & BASEMENT A3 RESTAURANT UNIT TO LET



#### SITUATION

The premises occupy a prominent position in the heart of Margate Shopping Centre, close to Cecil Square. Nearby occupiers include Lloyds Bank, Peacocks, Boots the Chemist, Shoe Zone and Poundland.

Car parking can be found in Mill Lane House multi storey car park and Cecil Square, both are found within approximately 100 meters.

#### DESCRIPTION

The premises have a A3 Restaurant user and has the following floor areas,

Ground Floor	1,633 sq.ft	151.7 sq.m
Basement	543 sq.ft	50.4 sq.m
<b>Total</b>	<b>2,176 sq.ft</b>	<b>202.2 sq.m</b>

#### TERMS

The premises are available on a new lease for a term of years to be agreed. The lease will provide for Full Repairing & Insuring covenants.

#### REFERENCES

Independent references may be required by the Landlord from past Landlords, Accountants or Trade Partners.



#### VAT

The rental will be subject to value added tax should this be payable.

#### RATING

Prospective tenants are advised to make their own enquiries with Thanet District Council (01843 577000).

#### DEPOSIT

A rent deposit will be required.

#### RENTAL

We are quoting a rental of £20,000 (TWENTY THOUSAND POUNDS) per annum exclusive.

#### VIEWING

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

Telephone: 01843 841123

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