

Property Particulars

9 THE CENTRE

MARGATE CT9 1JG

GROUND FLOOR LOCK UP SHOP TO LET



SITUATION

The premises occupy a prominent position in the heart of Margate Shopping Centre. Access the unit is from a covered thoroughfare leading the High Street.

Car parking can be found in Mill Lane House multi storey car park and Cecil Square, both are within approximately 100 meters. Nearby occupiers include Peacocks, Poundland, Boots the Chemist, Shoe Zone and McDonalds.

DESCRIPTION

The premises comprise of a ground floor retail premises only. The property has the following dimensions and approximate net internal floor areas:-

Net Frontage	19 ft 2 in	5.84 m
Gross Frontage	21 ft	6.40 m
Internal Width	20 ft 2 in	6.15 m
Shop Depth	28 ft 4 in	8.63 m
Ground Floor Sales	751 sq ft	69.77 sq m
Basement Ancillary	322 sq ft	30.84 sq m
TOTAL	1,083 sq ft	100.61 sq m

LEASE

The property is available by way of a new Full Repairing and Insuring lease on terms to be agreed

RENT

We have been instructed to offer the premise at a rental of **£8,500 pax**, subject to contract.

SERVICE CHARGE

A service charge is payable on an annual basis. Exact figure to be confirmed

DEPOSIT

A rent deposit may be required in certain circumstances.

BUSINESS RATES

The property has a rateable value of £6,500.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

ENERGY PERFORMANCE

The property has been rated within Band E. A copy of the Report is available on request.

VALUE ADDED TAX

VAT will be charged if applicable

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

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Note

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