

## MARGATE OLD TOWN

26 HAWLEY STREET CT9 1QA

### LOCK UP SHOP TO LET



#### SITUATION

The property is situated in the centre of Margate within the 'Old Town' conservation area where various galleries, tea and coffee shops as well as craft businesses can be found.

About 200 yards away is College Square which includes **Morrisons, Argos, Iceland** and **multi storey car park**. Within about 350 yards is Cecil Square, the business centre of town, with Banks, Building Societies, Law Courts, Library and Council Offices.

#### DESCRIPTION

The property comprises single fronted lock-up shop with toilet and kitchenette facilities. The approximate floor area is as follows:-

External frontage	13' 06"	4.11 m
Internal frontage	10' 04"	3.20 m
Shop depth	29' 10"	9.11 m

Sales area	288 sq ft	26.76 sq m
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**Note:** It should be noted that these premises are situated in a Conservation Area and certain restrictions will apply concerning the shop front.

#### AGREEMENT

The property is to be let on a new agreement for a term of years to be agreed.

#### DEPOSIT

A rent deposit will be required.

#### INSURANCE

In addition to the rent there will be a contribution towards the property insurance premium.

#### FEES

Ingoing tenant to make a contribution towards the cost of preparing the agreement.

#### RATING

We are informed by Thanet District Council that the Rateable Value of the restaurant is £2,175 in the 2010 Rating List.

#### RENT

The property is to be let at a rental of **£6,500 per annum exclusive**, subject to contract.

#### VIEWINGS

Strictly by previous appointment with Clarke & Crittenden.

**Tel:** 01843 841123

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

In accordance with the 1979 Estate Agents Act the owners of this property are employed in the Estate Agency profession.

Clarke & Crittenden is the trading name of Crittenden Commercial Limited.

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