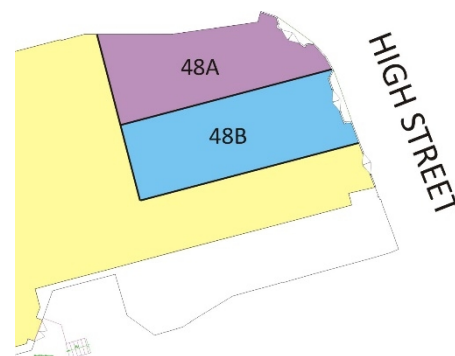


Property Particulars

MARGATE

48A & 48B HIGH STREET, CT9 1DS

TWO RETAIL PREMISES TO BE LET



BUSINESS RATES

The business rates have yet to be assessed on the reconfigured 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,

48A High Street	£13,000 pax
48B High Street	£13,500 pax

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Ian Crittenden

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

SITUATION

The property is found at the lower end of the High Street and close to many of the local traders and the Old Town. Sands Hotel with found a couple of doors away along with Buoy and Oyster restaurant, Henrys, and the Proper Coffee House.

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 is currently arranged as one retail store, with proposed works to reconfigure the property into two smaller retail stores fronting the High Street. The approximate dimensions of the units are as follows,

48A High Street	760 sq.ft	70.5 sq.m
48B High Street	810 sq.ft	75.0 sq.m

PLANNING

The property currently has an A1 Retail planning permission. Other uses would be considered subject to the relevant consents being obtained.

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.

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.