

Property Particulars

CLIFTONVILLE

32 NORTHDOWN ROAD CT9 2RW

GROUND FLOOR LOCK UP SHOP TO LET



SITUATION

The property is situated at the western end of Northdown Road close to its junction with Zion Place and approximately a quarter of a mile from Margate Town Centre and Old Town.

Nearby occupiers include **Aldi Supermarket**, **Reeves & Co**, **Costcutter Supermarket** together with a number of local traders.

DESCRIPTION

The property comprises a ground floor lock-up shop with WC, and natural light from both front and rear aspects. The property has a basement store which is accessed via an outside staircase.

The property has the following approximate dimensions:

External frontage	2.91m	9' 5"
Internal Width	1.85m	6' 0"
Shop depth	9.46m	31' 3"
Ground Floor	24.1 sq.m	259 sq.ft
Basement	30.9 sq.m	333 sq.ft
Total	55.0 sq.m	592 sq.ft

BUSINESS RATES

We understand the property has a rateable value of £1,964 in the 2017 rating list. Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.

RENTAL

We are instructed to offer the premises at **£5,500 per annum exclusive**, subject to contract

TERMS

The premises are to be let on a new lease for a term of years to be agreed, on Full Repairing & Insuring covenants, outside the Landlord & Tenant Act.

VALUE ADDED TAX

VAT will be payable if applicable.

FEES

Ingoing tenant to be responsible for the landlords legal costs incurred in the transaction.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

Telephone: 01843 841123

Email: admin@clarke-crittenden.com

Note

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