

Property Particulars

MARGATE

31-33 HIGH STREET, CT9 1DX

EXTENSIVE RETAIL PREMISES TO LET



BUSINESS RATES

We understand from Thanet District Council are yet to split the business rates. The whole property (which includes the 1st/2nd/3rd floors) has a rateable value is £69,000 in the 2010 list. This has been reduced to £37,500 in the 2017 draft list.

ENERGY PERFORMANCE
ASSET RATING:

58

VALUE ADDED TAX

VAT will be charged if applicable

FEES

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

RENT

We are instructed to offer the unit at a rental of **£36,000 per annum exclusive**, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: ian@clarke-crittenden.com

SITUATION

The premises are situated in the lower High Street opposite the **Sands Hotel**. Other traders in the street include **Barclays Bank, Burger King, Carphone Warehouse, Halifax Bank, KFC** and **Store 21**.

At the bottom of the High Street is the 'Old Town' and Turner Contemporary Gallery, both popular tourist attractions. There is short term parking available in High Street and within about 500m a long stay car park.

DESCRIPTION

The property enjoys substantial frontage to the High Street and a return frontage to New Street. The accommodation over basement and ground floors.

The approximate areas are as follows:-

Basement	20.5 sq m	220 sq ft
Ground Floor	430.0 sq m	4,632 sq ft
Total	450.5 sq m	4,852 sq ft

PLANNING

We understand that the property currently has planning for an A1 retail shop under Town and Country Planning (Use Classes) Order 1987.

LEASE

The premises are to be let on a new FRI lease for a term of years to be agreed.

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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