

## Property Particulars

# RAMSGATE

## 344 MARGATE ROAD, CT12 6SQ

### LOCK-UP SHOP/OFFICE



#### SITUATION

The premises are situated on the main Margate to Ramsgate Road in a neighbourhood shopping parade within about 100 metres of the junction with Northwood Road and Newington Road. It is a short walk from Westwood Cross with retailers such as **Tesco Extra, Debenhams, and Marks & Spencers**. The road provides bus routes to Margate and Broadstairs.

#### DESCRIPTION

The property comprises of a lock-up shop and the approximate dimensions are as follows:-

Net Frontage	TBC	TBC
Gross Frontage	TBC	TBC
Internal Width	TBC	TBC
Shop Depth	TBC	TBC
Ground Floor	TBC	TBC
<b>Total</b>	<b>TBC</b>	<b>TBC</b>

#### LEASE

The premises are to be let on a new Lease for a term of years to be agreed with rent reviews.

#### RENT

We have been instructed to offer the premises at £10,000 per annum exclusive, subject to contract.

#### BUSINESS RATES

We understand the property has a rateable value of £4,900

**Note:** Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.

#### EPC

A copy of the report is available upon request

#### DEPOSIT

A rent deposit may be required

#### TIMING

Subject to Vacant Possession

#### USER

The property has an A1 user under the town and Country planning (use classes) order 1987.

#### FEES

The incoming tenant is to be responsible for both parties' legal costs incurred in this transaction.

#### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden.

James Crittenden

01843 841123

[james@clarke-crittenden.com](mailto:james@clarke-crittenden.com)

Reece Clements

01843 841123

[reece@clarke-crittenden.com](mailto:reece@clarke-crittenden.com)

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