

CLIFTONVILLE

UNIT 1, 220 NORTHDOWN ROAD, CT9 2RP

LARGE PRIME A1 SHOP TO LET



SITUATION

The premises are located in a prime position on the southern side of Northdown Road close to the junction with Godwin Road. Northdown Road is serviced by a number of popular bus route leading to Margate town centre as well as Westwood Cross.

Nearby retailers include **Co-Op Funeral Care, Sue Ryder, Premier Supermarket** and **Your Move**.

DESCRIPTION

The property comprises of a ground floor lock up shop with the following approximate dimensions and net internal floor areas,

Gross Frontage	6.35 m	20 ft 10 in
Net Frontage	6.18 m	20 ft 3 in
Internal Width	6.18 m	20 ft 3 in
Shop depth	19.34 m	63 ft 5 in
Ground Floor Sales	124.25 sq m	1,337 sq ft
Ground Floor Ancillary	24.51 sq m	264 sq ft
Total	148.76 sq m	1,601 sq ft

RENTAL

We are instructed to offer the premises at **£19,500 per annum** exclusive of VAT, insurance and service charge, 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.

BUSINESS RATES

The property has a rateable value of £8,600.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

EPC

The property has been rated within Band D. A copy of the Report is available on request.

FEES

Each party to be responsible for their own legal costs

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

James Crittenden

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Ian Crittenden

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Note

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited.

Property Particulars

MARCH 2018

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Regulated by RICS

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