

## Property Particulars

# MARGATE

UNIT 7 COLLEGE SQUARE, CT9 1PR

## A1 RETAIL PREMISES TO LET HEART OF THE SHOPPING CENTRE



### LOCATION

The property occupies a prominent location at the entrance to College Square Shopping Centre on the town centre side of the scheme. The shopping centre has the benefit of a multi storey car park (506 spaces) from which the High Street Old Town are within easy reach. The shopping centre includes a **Morrisons supermarket**, **Iceland Store** and **Savers Health & Beauty**.

### DESCRIPTION

This large double fronted lock-up shop has a ground floor sales area with remote storage access via a communal staircase. Below are the approximate dimensions and net internal floor areas:-

Net frontage	6.43 m	21 ft 1 in
Gross Frontage	7.16 m	23 ft 6 in
Internal width	7.98 m	22 ft 11 in
Shop Depth	15.70 m	51 ft 6 in
Ground Floor	101.82 sq m	1,096 sq ft
Remote First Floor	83.43 sq m	898 sq.ft
<b>Total</b>	<b>185.25 sq.m</b>	<b>1,994 sq.ft</b>

### 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.

### TERM

The property is being offered on a new FR&I lease on terms to be agreed.

### RENT

This unit is being offered at **£14,500 per annum exclusive** of VAT, business rates and service charge, if applicable.

### SERVICE CHARGE

A service charge is payable. Exact amount to be confirmed

### DEPOSIT

A rental deposit will be required dependent on trading history.

### BUSINESS RATES

We understand the property has a rateable value of £12,250.

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

### ENERGY PERFORMANCE

The property has been rated within the band G. A copy of the report is available on request

### VAT

VAT will be payable if applicable.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

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

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