

Property Particulars

CLIFTONVILLE, MARGATE

ETHELBERT CRESCENT, CT9 2DY

LEISURE PREMISES TO BE LET



LEGAL FEES

Each side is to be responsible for their own legal costs incurred in the transaction.

RENT

We have been instructed to offer the whole premises at £50,000 per annum, exclusive, subject to contract

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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LOCATION

The premises are found on the main seafront road overlooking the sea, and close to the Lido complex. Along Ethelbert Crescent are a number of hotels and guesthouses, and the property is within a 5-minute walk of the Turner Contemporary Art Gallery and Margate seafront.

DESCRIPTION

The property has historically been used as a nightclub and therefore is arranged as a main bar/dance floor area with ancillary kitchens, barrel room and WC's over both the ground and first floors. The property has the benefit of a loading bay from Edgar Road.

The landlord will be reinstating the glazed windows along the frontage to Ethelbert Crescent at ground and first floor levels.

We understand that the property has the following floor areas. These have been provided to us by the client.

Ground Floor	5,005 sq.ft	465.0 sq.m
First Floor	4,790 sq.ft	445.0 sq.m
TOTAL	9,795 sq.ft	910.0 sq.m

LEASE

The premises are to be let for a term of years to be agreed. The lease will provide for full repairing and insuring covenants.

BUSINESS RATES

We understand from the Valuation Office that the Rateable Value for the whole property, including ground and first floors, is £37,250 in the 2010 rating list.

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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