

Property Particulars

MARGATE

28-30 HAWLEY STREET CT9 1QA

DOUBLE LOCK-UP RETAIL SHOP IN MARGATE OLD TOWN TO LET



SITUATION

The property is situated in the centre of Margate within the 'Old Town' conservation area and within 200 yards of the College Square which includes Morrisons Superstore and multi-storey car park.

Approximately 350 yards away is Cecil Square with Banks, Building Societies, Law Courts, Library and Council Offices.

DESCRIPTION

The property comprises a double fronted lock up shop with 3 office rooms and reception area to the front. The approximate dimensions are as follows:-

Sales area	36.3 sq. m	390 sq. ft
Office 1	8.9 sq. m	95 sq. ft
Office 2	9.1 sq. m	97 sq. ft
Kitchen	7.5 sq. m	80 sq. ft
Total Floor Area	61.8 sq. m	662 sq. ft

PLANNING

We understand that the property currently has planning for an A1 user under 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.

TERMS

The premises are to be a new agreement for a term of years to be agreed.

BUSINESS RATES

We understand from the Valuation Office register that the 2010 Rateable Value is £2,000 for 28 Hawley Street and £1,775 for 30 Hawley Street.

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

LEASE

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

RENT

We have been instructed to offer these premises at £6,750 per annum, exclusive and subject to contract.

DEPOSIT

A rent deposit will be required equal to two months rent.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email:

ian@clarkecrittenden.com

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

In accordance with the Estate Agents Act 1976 we give notice that the owners of this property are employed within the estate agency business

Clarke & Crittenden is the trading name of Crittenden Commercial Limited.