

CLIFTONVILLE, MARGATE

ETHELBERT CRESCENT, CT9 2DY

FIRST FLOOR LEISURE PREMISES TO BE LET



LEGAL FEES

The incoming tenant will be responsible for both parties legal costs incurred in the transaction.

ENERGY PERFORMANCE
ASSET RATING: **145**

RENT

We have been instructed to offer the first floor at £15,000 per annum, exclusive, subject to contract

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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.

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

First Floor	4,790 sq.ft	445.0 sq.m
TOTAL	4,790 sq.ft	445.0 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 as a nightclub in the 2010 rating list, but will be subject to change of use and revaluation.

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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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