



Acquisitions, Lettings and Sales of all types of Commercial Property

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Property Particulars



MARGATE

52 HIGH STREET CT9 1DT

DOUBLE FRONTED LOCK-UP SHOP

SITUATION

The property occupies a prominent location in the High Street almost directly opposite Burtons and KFC within a few doors of Primark, Halifax Bank and other leading multiples including Banks.

LOCATION

Margate is a well established seaside resort town with excellent road and rail links to London and other towns. It is also boosted by the seasonal influx of tourists.

DESCRIPTION

The premises comprise of a double fronted ground floor and basement lock-up shop unit with the following approximate dimensions and net floor areas.

External Frontage	28' 10"	8.81m
Internal Frontage	27' 09"	8.49m
Shop depth	102' 07"	31.25m
Ground Floor	2,257 sq ft	209.68 sq m
Ground Floor Office	202 sq ft	18.76 sq m
Lower Ground Floor	452 sq ft	41.99 sq m
Basement	791 sq ft	73.48 sq m

Kitchen
 Basement Storage

LEASE

A new full repairing and insuring lease for a term of years to be agreed subject to rent reviews.

RENT

The commencing rental is to be **£22,500 per annum**, exclusive of rates, subject to contract and VAT, if applicable.

DEPOSIT

A rent deposit may be required in certain circumstances.

LEGAL FEES

The ingoing tenant is to be responsible for all legal costs incurred in this transaction.

POSSESSION

Possession will be granted upon completion of all legal documentation.

VIEWING

Strictly by previous appointment with the commercial premises department of Clarke & Crittenden Commercial.

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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.