

Property Particulars

THE CENTRE

MARGATE CT9 1JG

VARIOUS SHOP UNITS TO LET



SITUATION

The premises occupy a prominent corner location in the heart of Margate Shopping Centre, fronting the central piazza. Access the unit is from a covered thoroughfare leading the High Street.

Car parking can be found in Mill Lane House multi storey car park and Cecil Square, both are within approximately 100 meters.

Nearby occupiers include **Peacocks, The Edinburgh Woollen Mill, Superdrug, Boots the Chemist, Shoe Zone, WH Smith and McDonalds.**

DESCRIPTION

Outlined below are the available units together with the total floor area, yearly and weekly rentals.

Unit	Demise	Area	Yearly Rent	Weekly Rent
9	G & B	1,083 sq ft	£7,000	£134.62
40	G & B	1,184 sq ft	£7,000	£134.62
11	G & B	1,123 sq ft	£7,000	£134.62
12	G & B	1,941 sq ft	£9,000	£173.08
14	G	1,691 sq ft	£11,000	£211.54
46	G	711 sq ft	£7,000	£134.62
47	G	456 sq ft	£7,200	£138.46
18	G	733 sq ft	£9,000	£173.08
21/22	G & B	3,294 sq ft	£15,500	£298.08
34/35	G & 1st	2,574 sq ft	£12,500	£240.38
31	G & 1st	1,948 sq ft	£17,500	£336.54

All rents are subject to VAT @ 20%, service charge & insurance

TERMS

The premises are available on short term flexible agreements to suit start-up businesses.

REFERENCES

Independent references may be required by the Landlord from past Landlords, Accountants or Trade Partners.

VAT

The rental will be subject to value added tax should this be payable.

RATING

Prospective tenants are advised to make their own enquiries with Thanet District Council (01843 577000).

DEPOSIT

A rent deposit will be required.

VIEWINGS

Strictly by previous appointment with Clarke & Crittenden Commercial

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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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