

MARGATE, KENT

93 HIGH STREET, CT9 1JT

PRIME HIGH STREET SHOP TO LET - LARGE RETURN FRONTAGE



LOCATION

The property is located on Margate High Street forming the entrance to The Centre. Nearby retailers include, The Works, CEX, McDonald's, Greggs and Nationwide Building society. As the property forms part of The Centre there is a service charge and insurance premiums to pay per year.

DESCRIPTION

The property is arranged over ground floor only and has the following dimensions and net internal floor areas,

Net Frontage	3.90 m	12 ft 10 in
Gross Frontage	5.32 m	17 ft 5 in
Return Frontage	13.60 m	44 ft 7 in
Internal Width	6.14 m	20 ft 2 in
Shop Depth	11.28 m	37 ft
Ground Floor	72 sq m	778 sq ft
Ancillary	14 sq m	153 sq ft
Total	86 sq m	925 sq ft

TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

RENT

We have been instructed to offer the premise at **£13,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £12,500.

Note: Prospective tenants are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

James Crittenden BSc (Hons)
james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)