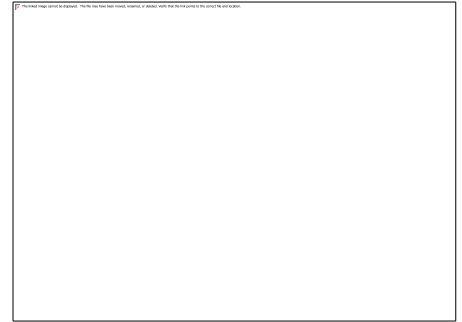


Property Particulars

MARGATE, KENT

6/7 THE CENTRE, CT9 1JG

GROUND FLOOR & BASEMENT UNIT TO LET



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 **£17,500 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 £13,250.

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

ENERGY PERFORMANCE RATING

An EPC has been commissioned and will be available upon request

VAT

VAT will be payable if applicable.

VIEWINGS

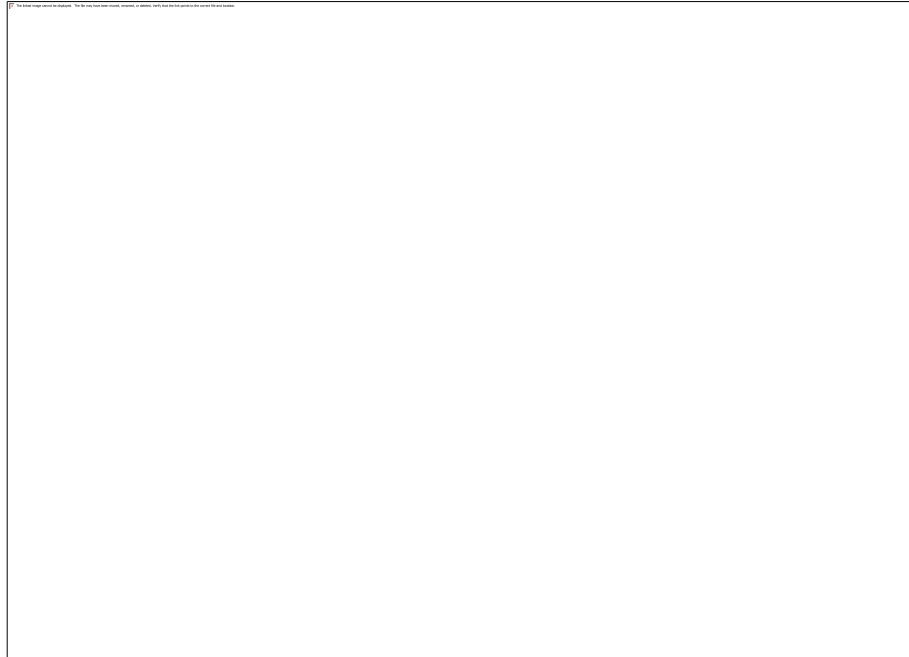
Strictly by appointment through Clarke & Crittenden on 01843 841123.

James Crittenden BSc (Hons)

james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS

ian@clarke-crittenden.com



LOCATION

The premises occupy a prominent position in the heart of Margate Shopping Centre, close to Cecil Square. Nearby occupiers include Lloyds Bank, Peacocks, Boots the Chemist and Poundland. Car parking can be found in Mill Lane House multi storey car park and Cecil Square, both are found within approximately 100 meters.

DESCRIPTION

The premises is demised of a ground floor and basement retail unit and has the following dimension and net internal floor areas,

Net Frontage	10.54 m	34 ft 7 in
Gross Frontage	10.91 m	35 ft 10 in
Internal Width	10.59 m	34 ft 9 in
Shop depth	13.53 m	44 ft 4 in
Ground Floor	149.40 sq m	1,608 sq ft
Basement	67.85 sq m	730 sq ft

Total



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)