

Property Particulars

MARGATE, KENT

122 HIGH STREET, CT9 1JW

A1 RETAIL PREMISES TO LET HEART OF THE TOWN



LOCATION

The property occupies a prominent position on High Street close to entrance to The Centre which is anchored by Peacocks and Poundland. Other nearby retailers include, Coral, British Heart Foundation and Sense.

Within a few minutes' walk up High Street is Mill Lane multi-storey car park. Also a few minutes' walk is Cecil Square providing bus route to Ramsgate, Broadstairs and Westwood Cross.

DESCRIPTION

The property comprises a ground floor and basement only and has the following dimensions and net internal floors areas

Net Frontage	4.14 m	13 ft 7 in
Gross Frontage	4.32 m	14 ft 2 in
Internal Width	3.89 m	12 ft 9 in
Shop Depth	8.67 m	28 ft 5 in
Ground Floor	33.63 sq.m	362 sq.ft
Basement	25.78 sq m	277 sq ft
TOTAL	59.41 sq m	639 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 **£12,500 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 £4,650.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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