

## Property Particulars

### MARGATE, KENT

209 NORTHDOWN ROAD, CT9 2PF

**60 YEAR LEASE FOR SALE - NORTHDOWN ROAD, CLIFTONVILLE**



#### CURRENT TENANT

The property is owner occupied and will be sold with vacant possession.

#### BUSINESS RATES

The property has a rateable value of £3,850.

#### VAT

VAT will be payable if applicable.

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

#### PRICE

We are instructed to offer this investment property for **£145,000**, subject to contract.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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#### LOCATION

The premises are located in a prime position on the Southern side of Northdown Road on the corner of Harold Road. Northdown Road is serviced by a number of popular bus route leading to Margate town centre as well as Westwood Cross.

Nearby retailers include Costa Coffee Co-Op Funeral Care, Sue Ryder and Premier Supermarket. The premises is available on an existing long lease ending in December 2084

#### DESCRIPTION

The premises is arranged over ground floor and basement with the following dimensions and net internal floor areas,

|                |                   |                  |
|----------------|-------------------|------------------|
| Net Frontage   | 3.51 m            | 11 ft 6 in       |
| Gross Frontage | 4.03 m            | 13 ft 3 in       |
| Internal Width | 4.01 m            | 13 ft 4 in       |
| Shop Depth     | 8.76 m            | 28 ft 9 in       |
| Ground Floor   | 38.18 sq m        | 411 sq ft        |
| Basement       | 42.01 sq m        | 452 sq ft        |
| <b>Total</b>   | <b>80.19 sq m</b> | <b>863 sq ft</b> |



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN  
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