

Property Particulars

MARGATE, KENT

14 THE CENTRE, CT9 1JG

RETAIL SHOP UNIT TO LET - THE CENTRE, MARGATE



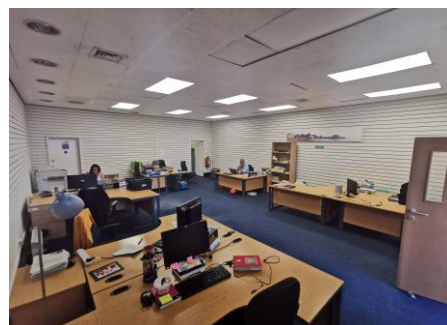
LOCATION

The premises occupy a prominent position in the heart of Margate Shopping Centre. 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, Poundland, Boots the Chemist and McDonalds.

DESCRIPTION

The property comprise of a ground floor and basement lock-up with the following dimensions and net internal floor areas,

Gross Frontage	7.43 m	24 ft 4 in
Net Frontage	6.80 m	22 ft 3 in
Internal Width	6.97 m	22 ft 10 in
Shop Depth	12.83 m	42 ft 1 in
Ground Floor	150 sq m	1,623 sq ft
TOTAL	150 sq m	1,623 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 **£16,500 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £10,000.

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.

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Regulated by RICS

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