

Property Particulars

MARGATE, KENT

27 MARINE TERRACE, CT9 1XJ

PRIME SEAFRONT RETAIL PROPERTY - TO LET



LOCATION

The property is found on Margate seafront in the south-East coast of Kent. The shops is a short walk from the town centre but offers unparalleled potential to visitors to Margate beach. The property itself has fantastic views of Margate coastline and Dreamland amusement park.

DESCRIPTION

The property is arranged with commercial accommodation on the ground floor and basement and the following dimensions and net internal floor areas,

Net Frontage	3.42 m	11 ft 3 in
Gross Frontage	3.89 m	12 ft 9 in
Internal Width	3.86 m	12 ft 8 in
Shop Depth	15.36 m	50 ft 4 in
Ground Floor	57 sq m	614 sq ft
Basement	24 sq m	258 sq ft
Total	81 sq m	872 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 **£15,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history

BUSINESS RATES

The property is currently undergoing renovations and will need to be reassessed

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

ENERGY PERFORMANCE RATING

The property is currently undergoing renovations and will need to be reassessed

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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