

MARGATE, KENT

98-102 HIGH STREET, CT9 1JW

LARGE PRIME A1 RETAIL PREMISES TO LET HEART OF THE TOWN



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 **£37,500 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 to be reassessed.

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.

James Crittenden BSc (Hons)
james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

LOCATION

The property occupies a prominent position on High Street opposite The Works and Subway and adjacent to Nationwide and WH Smiths. Other nearby retailers include Costa Coffee, Poundland, Carphone Warehouse and Greggs the Bakers

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 basement ground and first floor retail shop only and has the following dimensions and net internal floors areas

Net Frontage	16.50 m	54 ft 2 in
Gross Frontage	17.27 m	56 ft 8 in
Internal Width	16.66 m	54 ft 8 in
Shop Depth	16.15 m	53 ft 0 in
Ground Floor	269.14 sq.m	2,897 sq.ft
First Floor	122.35 sq.m	1,317 sq.ft
TOTAL	391.49 sq.m	4,214 sq.ft



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)