

RETAIL UNIT - TO LET

MARGATE - 192-194 NORTHDOWN ROAD, CT9 2QN

**Mason
Partners**



Location

The property is situated at the western end of Northdown Road and is situated approximately a half a mile from Margate Town Centre and Old Town. Nearby occupiers include One Stop, and Ladbrokes as well as many local businesses.

Accommodation

The subject property is located in a prominent position.

The property comprises the following floor approximate areas:

Ground Floor NIA: 167.9 Sq.m/ 1843 Sq.Ft

First Floor NIA: 111.4sq.m./1199sq.ft.

Basement NIA: 73.7sq.m./1008sq.ft.

Tenure

The premises is available by way of assignment of a lease expiring on 9th November 2025. Alternatively, a surrender and new lease could be entered in to.

Rent

£25,000 pax

Rating Assessment

Rateable Value - £15,250

Interested parties are advised to make their own enquiries with Thanet Borough Council on Tel: 01843 577000 to verify this information.

Planning

It is understood that the premises has a Class E planning consent. Interested parties are advised to make their own enquiries with Thanet Borough Council on Tel: 01843 577000

EPC

Energy Performance Asset Rating: C

VAT

The property is registered for VAT.

Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

Viewing

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PRIME SHOP UNIT TO LET

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Mason Partners



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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