

HARVEY RICHARDS & WEST ESTATE AGENTS



Northdown Road, Cliftonville, CT9

- Leasehold lock-up Shop c. 35.53 sq.m. (382 sq.ft.)
- With Ancillary Storage c. 31.78 sq.m. (342 sq.ft.)
- Town Centre Location
- FRI Lease

£4,200 per annum

LOCATION

The property is situated in the lower section of Northdown Road close to the junction with Edgar Road. It is a popular location within Northdown Road and other occupiers in the vicinity include Estate/Letting Agents, Solicitors, Bookmakers, General Stores and Post Office.

The Town centre and main beach at Margate are approximately half a mile distant and there is a mainline railway station at Margate for London.

Westwood Cross Shopping Centre and Retail Parks are approximately 3 miles distant. The property has the advantage of on street parking outside the shop (payable).

DESCRIPTION

The property comprises a leasehold lock-up shop with a reception area c. 5.30 sq.m. (57 sq.ft.) And an upper ground floor shop/office area c. 30.23 sq.m. (325 sq.ft.)

There is basement storage c. 31.78 sq.m. (342 sq.ft.) And a rear cloakroom.

The property would be suitable for a variety of different uses subject to the usual consents.

ACCOMMODATION

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

Basement ; Storage and cloakroom 31.78 Sq m 342 Sq ft

Ground Floor; Reception 5.3 Sq m 57 Sq ft

Upper Ground Floor; Shop/Office 30.23 Sq m 325 Sq ft

TOTAL SPACE 67.31 Sq m 724 Sq ft

LEASE

A new lease is available. Terms upon request.

Other Terms

Full repairing and insuring lease.

Services

We are advised that the property is connected to all mains services. This has not been confirmed and none have been tested. Any interested parties should make their own enquiries regarding these matters.

Local Authority

Thanet Council

Rateable Value: £2,000

VIEWING:

For viewing arrangements please contact

Gill Hassan, Harvey Richards and West Ltd on 01227 770587 or gill@westandpartners.co.uk or

Kylie Boers, Pearson Gore on 01843 851000- kylie.boers@pearsongore.co.uk

SUBJECT TO CONTRACT & EXCLUSIVE OF VAT

Harvey Richards & West for themselves and for the Vendors or Lessors of this property whose Agents they are given notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards and West has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate

Non-Domestic Building



101 Northdown Road
MARGATE
CT9 2QY

Certificate Reference Number:
0110-0331-4750-0997-1002

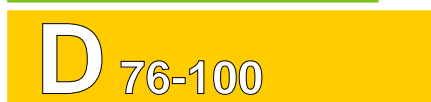
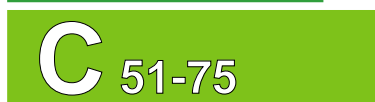
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **270** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	75
Building complexity (NOS level):	3

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

72 If typical of the existing stock