

## Property Particulars

# MARGATE, KENT

12/14 FORT HILL, MARGATE, CT9 1HD

## RETAIL PREMISES WITH UPPER PARTS AND REAR INDUSTRIAL UNIT FOR SALE



### LOCATION

The property is found in Margate's Old Town at the bottom of Fort Hill directly over looking The Turner gallery and Margate Sea Front. The property is located adjacent to The Hoy public house and a short walk for The Old Kent market.

### DESCRIPTION

The site comprises of a four storey building with basement and a 2 storey light industrial building to the rear. The upper floor are to be accessed via a separate side door to the left of the retail space.

The current owners have outlined their requirements for the ground floor and basement. Further details are available upon request.

Basement	49.4 sq m	532 sq ft
Ground Floor	111.9 sq m	1,204 sq ft
First Floor	118.7 sq m	1,278 sq ft
Second Floor	53.9 sq m	580 sq ft
Third Floor	<b>NOT MEASURED</b>	
<b>Total</b>	<b>333.9 sq m</b>	<b>3,594 sq ft</b>

### PLANNING

The property does not have any planning permission to convert the upper and rear space however the current owners will consider a subject to planning deal.

### RATEABLE VALUE

### PRICE

We are instructed to offer this property for **£550,000**, subject to contract.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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### Regulated by RICS

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