

**SHOP LEASE
FOR SALE**

BUSY LOCATION

**A2 PLANNING
CONSENT**

**239 NORTHDOWN ROAD
CLIFTONVILLE
MARGATE
CT9 2PJ**



Description

Ground floor retail unit with storage, staff area and WC's to the rear. The property benefits from **A2 planning consent** and may be suitable for A1 or other uses, subject to planning and Landlord's consent.

Location

Northdown Road is a busy neighbourhood shopping location in the Cliftonville area of Margate. The shop is close to occupiers including **PDSA** and **Pilgrims Hospice**.

Lease

The property is held on a 5 year FRI Lease from 4th June 2014 without rent review. The Lease is within the Landlord & Tenant Act 1954.

Rent

£6,500 per annum exclusive.

Accommodation

Description	Sq M	Sq Ft
Internal Width:	5.75 m	18 ft 9 ins
Ground Floor Sales:	69.33 sq m	746 sq ft
Rear Store:	18.45 sq m	199 sq ft
Rear Kitchen/ Staff Area:	8.28 sq m	89 sq ft
Total	96.06 sq m	1,034 sq ft

Rateable Value

2017 Assessment: £6,000

EPC

A copy of the Energy Performance Certificate is available upon request.

Terms

Offers are invited for an assignment of the Lease.

Viewing and Further Information

**Strictly by appointment through sole agents,
Sanderson Weatherall LLP**

Contact: Paul Moody
Tel: 020 7851 2129
Email: paul.moody@sw.co.uk

Contact: Max Rusby
Tel: 020 7851 2141
Email: max.rusby@sw.co.uk

BALFOUR HOUSE, 46-54 GREAT TITCHFIELD STREET, LONDON, W1W 7QA

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 Registered Office 25 Wellington Street Leeds LS1 4WG

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