



BROADSTAIRS

BROADSTAIRS RETAIL PARK
MARGATE ROAD CT10 2QJ



Retail Unit To Let Within Tesco Extra

LOCATION

Located on the Isle of Thanet, Broadstairs is a small coastal town 4 miles south of Margate and 2 miles north of Ramsgate. The town has a population size of c25,000 people.

Retail on the Isle of Thanet is predominantly located within Westwood Cross, a significant edge of town scheme anchored by **Debenhams**, **Primark** and **M&S**.

Tesco Extra is located within the popular Broadstairs Retail Park where retailers include: **Laura Ashley**, **Dreams**, **Curry's**, **The Range** and **Wickes**.

Within **Tesco Extra** there are a number of additional occupiers including: **The Post Office**, **Vision Express**, **Timpson** and **Tesco Pharmacy**.

Free parking is available within the retail park.

ACCOMMODATION

The entrance to the unit is centrally located within the store, adjacent to the entrance to Tesco and the checkouts. The property is arranged as ground floor only. Approximate areas and dimensions as follows:-

Gross Frontage	9.44 m	31 ft 10 in
Net Frontage	9.39 m	30 ft 10 in
Sales Area	74.13 m	798 sq ft

We understand toilet facilities are shared amongst all the retailers.

TERMS

Available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£19,500 per annum exclusive**, subject to 5 yearly upward only rent reviews. Any lease granted is outside of the security provisions of the Landlord and Tenant Act of 1954.

RATES

Current Rateable Value	£18,000
Rate in the £ (2019/20)	49.1p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

CONTACT

For further information or to arrange an inspection of the property please contact agents:-

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Subject to Contract and VAT (if applicable)

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