

View opposite property



**6 WEEK COMPLETION
FIRST TIME ON THE MARKET IN
OVER 40 YEARS**



SITUATION

Occupying a prominent position on one of Margate’s most attractive squares surrounded by a host of professional occupiers and adjacent to the **Theatre Royal Box Office** which is close to the junction with Addington Street. Margate is an established coastal resort town located on the North Kent coast some 16 miles north-east of Canterbury, 22 miles north of Dover and is easily accessible via the M2 which links to the A299.

PROPERTY

A pair of attractive intercommunicating buildings arranged as **Offices** over Lower Ground, Ground and First Floors and **2 Self Contained Flats** on the Second and Third Floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental
Ground Floor and Lower Ground Floor Office	Ground Floor GIA Approx 800 sq ft Lower Ground Floor GIA Approx 640 sq ft	Acorn Homes Ltd	Oral Periodic Tenancy	£2,500 (Historic Rent)
First Floor Office	GIA Approx 860 sq ft	C. Collidge	Holding Over	£2,400 (Historic Rent)
Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC	VACANT VACANT		
Third Floor Flat	3 Rooms Kitchen, Bathroom/WC			
TOTAL GIA Approx 5,700 Sq Ft		TOTAL		£4,900 plus 2 Vacant Flats

**£4,900 per annum
plus 2 Vacant Flats**

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**



JOINT AUCTIONEERS
Clarke Crittenden, 105 Station Road, Birchington,
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VENDOR’S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts