

View Opposite the Property



6 WEEK COMPLETION



**SITUATION**

Occupying a busy trading position opposite **One-Stop** and **Boots** and close to **Ladbroke's**, **Nationwide** and **Coral** serving the surrounding residential area.

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**

Forming part of a terraced building comprising **2 Ground Floor Shops**.

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from 2008 at a peppercorn ground rent.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 137 (Ground Floor Shop)	Gross Frontage 16'9" Internal Width 15'0" Widening to 18'4" Shop Depth 54'10" Built Depth 74'2" Rear Store Area Approx 160 sq ft WC	<b>C &amp; C Parker</b> <b>(Household Goods)</b>	10 years from 8th April 2011	£8,500	FRI <b>Rent Review 2016</b>
No. 139 (Ground Floor Shop)	Gross Frontage 19'11" Internal Width 18'10" Shop Depth 44'5" Built Depth 62'10" Rear Store/Office Area Approx 325 sq ft External Store 75 sq ft External WC	<b>Riggs Ltd</b> <b>(Outdoor wear)</b>	10 years from 25th December 2007 <b>(In occupation for 12 years)</b>	£8,500	FRI

<b>TOTAL</b>	<b>£17,000</b>
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**£17,000 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**  
Carpenters Rose - Tel: 020 8906 0088  
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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 £350 (including VAT) upon exchange of contracts