



SITUATION

Located close to the junction with Marine Drive and the Sea Front/Harbour Area, amongst such multiple traders as **Dominos, Primark** and **The Money Shop** and within close proximity to the **Turner Contemporary** which is the largest exhibition space in the South East, outside of London. Margate is an established coastal 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

Comprising a **Ground Floor Shop** with separate front access to **3 Self-Contained Flats** on first, second and third floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'9" Internal Width 18'10" Shop Depth 48'4" Built Depth 58'1" WC	Mr Arnold Duraisingham (J D Convenience Store)	1 year from 1st August 2012 (Holding Over)	£5,400	Effectively FRI
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 29th September 2010	£4,380	AST Holding over
Second Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 25th April 2008	£4,800	AST Holding over
Third Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	6 months from 26th October 2009	£4,940	AST Holding over
TOTAL				£19,520	

£19,520 per annum

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

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
Ref: M. Rose Esq - Email: mr@carpentersrose.co.uk

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 £500 (including VAT) upon exchange of contracts