

RESIDENTIAL DEVELOPMENT OPPORTUNITY



SITUATION

Located in this prominent trading position on the High Street, amongst such multiple traders as **KFC, Store 21, Boots, Halifax, Barclays, Carphone Warehouse, Betfred** and others 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.

VAT is payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 16'2" Internal Width 15'5" Built Depth 52'2" WC	S Walker, C Lane and J Walker (Gift shop)	3 years from 1st July 2014	£10,170	FRI Rent Reviews June 2015 and June 2016
First, Second & Third Floors	GIA Approx 1,400 sq ft	VACANT (See Note)			

£10,170 p.a. Plus Upper Parts with Potential for 2 Flats

TOTAL	£10,170 plus vacant upper parts
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The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Sylvester Amiel Lewin & Horne – Tel: 020 8446 4000
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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 £500 (including VAT) upon exchange of contracts