

TO LET, LARGE MULTI USE
BUILDING WITH PARKING

MARGATE

ZION PLACE

SUBJECT TO VACANT POSSESSION

Location and Description

Margate is a classic English seaside town on the northeast coast of Kent, around 75 miles from London.

The property is located east of the town centre on Fort Crescent at the junction of Zion Place. The Turner Contemporary is a 6 minute walk as is the town centre and harbourside. The position provides sea views and good visibility on a main road leading out of town towards Botany Bay.

The property sits between Margate town centre and the Cliftonville neighbourhood. It sits to the north of an **Aldi Supermarket**. The modern property was developed 20 years ago as a purpose built two storey casino with 35 surface car park spaces to the rear accessed off Zion Place. The property now operates as an office. Total plot size 0.572 acre or circa 25,000 sq. ft.

Accommodation

The property provides the following approximate net internal floor areas based on the RICS Code of Measuring Practice (6th Edition). Interested parties are advised to satisfy themselves as to the exact measurements.

Ground Floor	6,934 sq. ft.	(644.2 sq. m)
First Floor	6,762 sq. ft.	(628.2 sq. m)
Mezzanine Floor	403 sq. ft.	(37.4 sq. m)
TOTAL	14,100 sq. ft.	(1,310 sq. m)

In addition, the premises benefit from 35 parking spaces.

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.



Rent

£170,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£124,000
UBR (26/27)	0.43p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 69. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Mike Willoughby **07810 480291**
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Frankie Souto **07497 390998**
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Subject to Contract and Vacant Possession

