

# Northdown House

Northdown Park Rd, Cliftonville, Margate CT9 3TP



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS



- Grade II listed building over three floors plus basement
- Stunning entrance and stairwell
- Function room with bar and cellar
- Long term lease preferred; leisure, hospitality and education uses

**PERIOD BUILDING  
TO LET**

895.1 sq m or 9,634 sq ft approx.

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## Location

The property is located in Margate in East Kent, around 1.7 miles south east from the town centre and 2 miles north west of Broadstairs.

The building is situated within the grounds of Northdown Park which is approximately 36 acres and is open to the public. The park sits within a predominantly residential area.

## Description

The property comprises a Grade II listed circa 1860s former house with brick walls, predominantly single glazed timber windows, central heating with supplementary electric heating and a combination of tiled, wooden and carpeted floors. There are kitchens and toilets on each floor.

## Accommodation

The property has the following approximate Floor Areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Accommodation	292.1	3,144
	Kitchen	21.0	226
	Entrance	47.0	506
First	Accommodation	250.5	2,697
	Kitchen	10.8	116
	Stairwell	50.0	538
Second	Accommodation	193.9	2,087
	Kitchen	12.3	132
	Store	17.5	188
<b>Total*</b>		<b>895.1</b>	<b>9,634</b>

\*Toilets and basement areas are over and above those stated above

## Floor Plans

Copies of floor plans can be made available upon request.



## Condition

The property is in fair condition but some investment is needed in certain areas both internally, externally and with the M+E of the building.

## Outside Space and Car Parking

The demise includes the parking area around the west side of the house. In addition there is a private garden for the sole use of the tenant.

## Rent

Our client is seeking to achieve a rent of £80,000 per annum, subject to lease length and other terms of any proposal. Rent is exclusive of business rates, service charges, insurances and VAT (if applicable).

## Uses

Our client is only prepared to accept Leisure and Education uses for the property. Enquiries for any other purpose will not be considered.

## Terms

The building is available to let as a whole by way of new Full Repairing & Insuring Lease for a term to be agreed.

## Business Rates

The incoming tenant will be responsible for the payment of business rates related to the demise. There are multiple assessments for whole property, further details available from the agent.

## EPC

The building has been assessed within Band E (103).

## Insurance

The landlord is to arrange buildings insurance with the tenant responsible for reimbursing the fair proportion of the annual premium.

## VAT

We understand that the property is not elected for VAT.

## Legal Costs

Each party are to bear their own legal and professional costs.



## Viewings

Strictly by prior appointment through sole agents:

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