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## Duke Street, Margate, CT9 1EP

**£34,000 Per annum**


Nestled in the heart of Margate's vibrant Old Town, this exceptional commercial property offers a unique opportunity for entrepreneurs and investors alike. Previously operating as a licensed café/bar, the premises boasts a prime location that is sure to attract both locals and tourists, making it an ideal spot for a new venture.

With its rich history and bustling surroundings, this property is perfectly positioned to benefit from the area's lively atmosphere. Whether you envision a trendy café, a stylish bar, or a unique retail space, the possibilities are endless in this sought-after location.

Do not miss the chance to secure a foothold in one of Margate's most desirable areas, where creativity and commerce thrive. This property is a rare find and is sure to attract significant interest.



# Duke Street, Margate, CT9 1EP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 