



High Street, Margate, Kent, CT9 1DT

Rent per annum: £20,000

- High Street location
- Dual display windows
- 2000 SqFt retail space
- 900 SqFt storage
- Security shutters
- Long lease

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The Property

MARGATE HIGH STREET - SHOP LONG LEASE. Located in the middle of lower Margate High Street, close to KFC, independent restaurants, hotel and retail. Versatile large commercial space with large walk-in covered display windows, ideal for a range of retail or hospitality sectors.

Location

Located in central Margate fronting the High Street AND seafront with views over main sands. Just a 5 minute walk from Margate station with HS1 linking to London St Pancras in 1h 38m. Close by is Turner Contemporary, one of the UK's leading contemporary art galleries, Dreamland amusement park and event centre, beach harbour and its seaside bars, shops and hotels. Margate has seen a renaissance over the last 10 years and now attracts an ever increasing number of visitors all year round. Ramsgate and Broadstairs are approximately 15 minutes by car. Dover port and Canterbury approximately 35 minutes.

Retail Shop - Located in the middle of lower Margate High Street, close to KFC, independent restaurants, hotel and retail. Security shutters for out of hours peace of mind.

Ground floor double fronted shop with 15' (4.57m) display windows opening to a large shop floor that measures 84' (25.60m) x 14' (4.27m)

Office with views over Margate main sands - 12' (3.66m) x 9' (2.74m)

Back Office 19.5' (5.94m) 11.4' (3.47m)

Basement

Area 1 35.6' (10.85m) x 13' (3.96m)

Area 2 45' (13.72m) x 21' (6.40m)

Long lease offered.

EPC: D

What3Words: ///ship.voting.headed

Company Commercial Let:

An administration fee of £400+VAT is payable when leasing from Oakwood Commercial

Key Features

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Agent's Note: None of the appliances or services have been tested and prospective tenants should satisfy themselves as to their condition. LET0004330/20231218/DTDP



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