



18 Cliff Terrace, Margate

In Excess of £450,000

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Margate, Margate

8.5% Yield Investment opportunity!

Miles and Barr Commercial are delighted to bring to the market this investment opportunity situated in the heart of Margate.

The current tenants are in the process of signing a new ten year FR & I Lease at an annual income of £38,400pa. The property is currently occupied by the company "Haeckels" of whom have brought the property up to an incredibly high standard.

The company occupies the property in it's entirety of which consists of three floors and a basement. Full floor plans can be seen below.

Viewings by appointment only as the business is still trading.

Tenure: Freehold

- Sea Views
- FR & I Lease To Be Signed
- Prime Location
- Investment Opportunity





Basement

Frontal Basement

Dimensions: 3.621 x 4.942 (11'10" x 16'2").

Mid Basement

Dimensions: 3.574 x 5.992 (11'8" x 19'7").

Rear Basement

Dimensions: 2.5 x 5.692 (8'2" x 18'8").

Ground Floor

Frontal Sales Area

Dimensions: 3.835 x 2.653 (12'6" x 8'8").

Ground Floor WC

Dimensions: 1.988 x 0.98 (6'6" x 3'2").

Mid Sales Area

Dimensions: 3.45 x 4.1 (11'3" x 13'5").

Rear Sales Area

Dimensions: 4.0 x 3.3 (13'1" x 10'9").

Back Sales Area

Dimensions: 4.5 x 4.57 (14'9" x 14'11").

First Floor

Frontal Sales Area

Dimensions: 3.699 x 2.972 (12'1" x 9'9").

Mid Sales Area

Dimensions: 3.2 x 4.01 (10'5" x 13'1").

Rear Sales Area

Dimensions: 3.62 x 4.54 (11'10" x 14'10").

Second Floor

Frontal Sales Area

Dimensions: 3.1 x 3.4 (10'2" x 11'1").

Rear Room

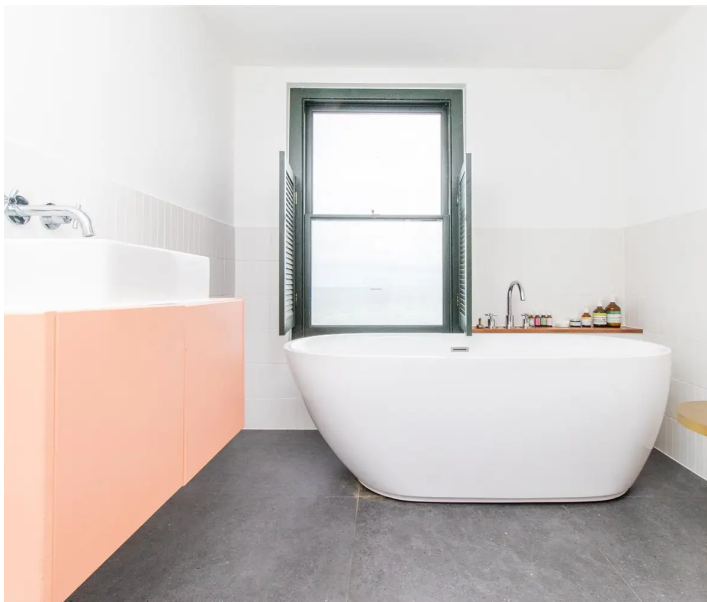
Dimensions: 2.27 x 3.59 (7'5" x 11'9").

Rear Sales Area

Dimensions: 5.865 x 4.02 (19'2" x 13'2").

Bathroom

Dimensions: 0.9 x 2.28 (2'11" x 7'5").





Miles & Barr

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