



Terence Painter

ESTATE AGENTS

- Margate Old Town
- Some Original Features
- Within 200m of the Sea Front
- Former Restaurant Premises
- New Commercial Lease



16 King Street, Margate, Kent. CT91DA.

Leasehold To Let Per Annum £13,200

## CHARACTER FORMER RESTAURANT PREMISES TO LET IN MARGATE'S SOUGHT AFTER OLD TOWN

This charming former restaurant premises is situated in the heart of Margate's vibrant Old Town quarter within a few hundred metres of the sea front, harbour & the Turner Contemporary.

The unit retains much of the property's historic charm, and is arranged with a restaurant area to the front, with a private lobby, kitchen and W.C. to the rear accessed via a shared hallway. The premises would lend itself to a number of alternative uses, subject to any necessary planning permission and the Landlord's consent.

The property is to be offered with a new commercial lease with a starting rent of £13,200 per annum.

### Ground Floor

#### Entrance

The property is accessed at street level via a recessed glazed entrance door with feature side display window. Three quarter height window with feature green tiling below and to the sides.

#### Restaurant Area

4.67m x 4.15m (15' 4" x 13' 7") With feature display window measuring 2.78m (9' 2") wide. Wood flooring. Fitted counter with sink. 3.26m (10' 8") high ceiling with ceiling lighting. Wall-fitted high level side counter. Door to shared hallway with access to lobby, kitchen and W.C.

#### Hallway

Shared hallway providing access to the upper and lower ground floors.

#### Lobby Area

2.03m x 1.79m (6' 8" x 5' 10") With radiator, doors to kitchen and W.C. Fitted work surface area. Wood flooring.

#### Kitchen

2.98m x 2.40m (9' 9" x 7' 10") With wooden sash window to side. Vinyl flooring. Twin basin stainless steel sink unit. Separate stainless steel wash hand basin. Tiling to half wall height. Wall mounted gas fired boiler. Strip lighting.

#### W.C.

Fitted with low level W.C and wash hand basin. Wood flooring.

#### Lease

The property is to be offered with a new Full Repairing & Insuring Lease (terms to be agreed) at a commencing rental of £13,200 per annum.

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## Costs

Ingoing tenant will be required to pay the Landlords reasonable legal costs.

## Uses & Restrictions

The premises currently has consent for use as restaurant/café (A3) and has previously been used for retail.

The Landlord has put a restriction against use as a bar/pub premises.

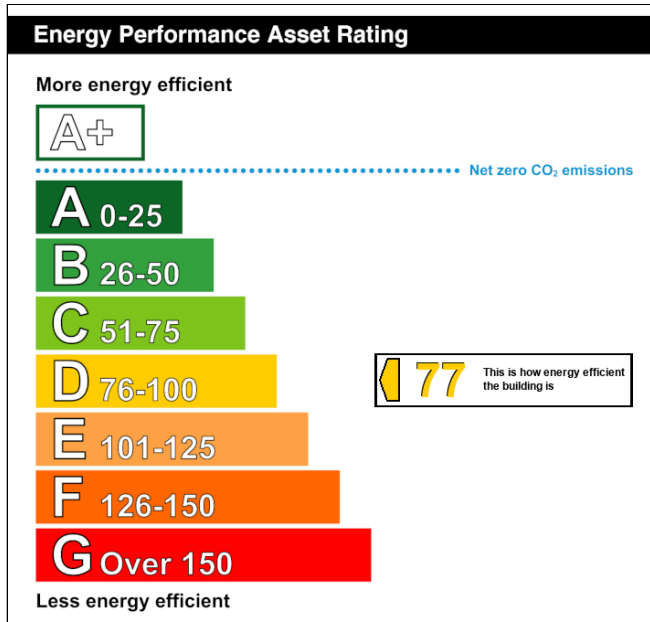
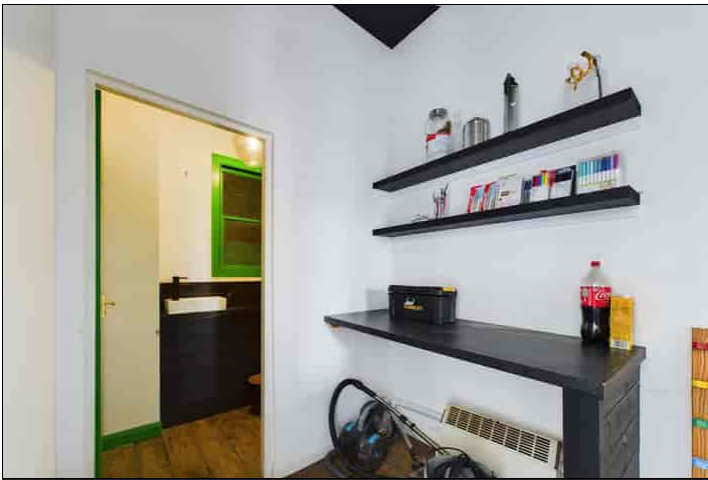
## Planning

All planning enquiries should be made to Thanet District Council's Planning Department on 01843 577150 or by email to: [planning.services@thanet.gov](mailto:planning.services@thanet.gov)



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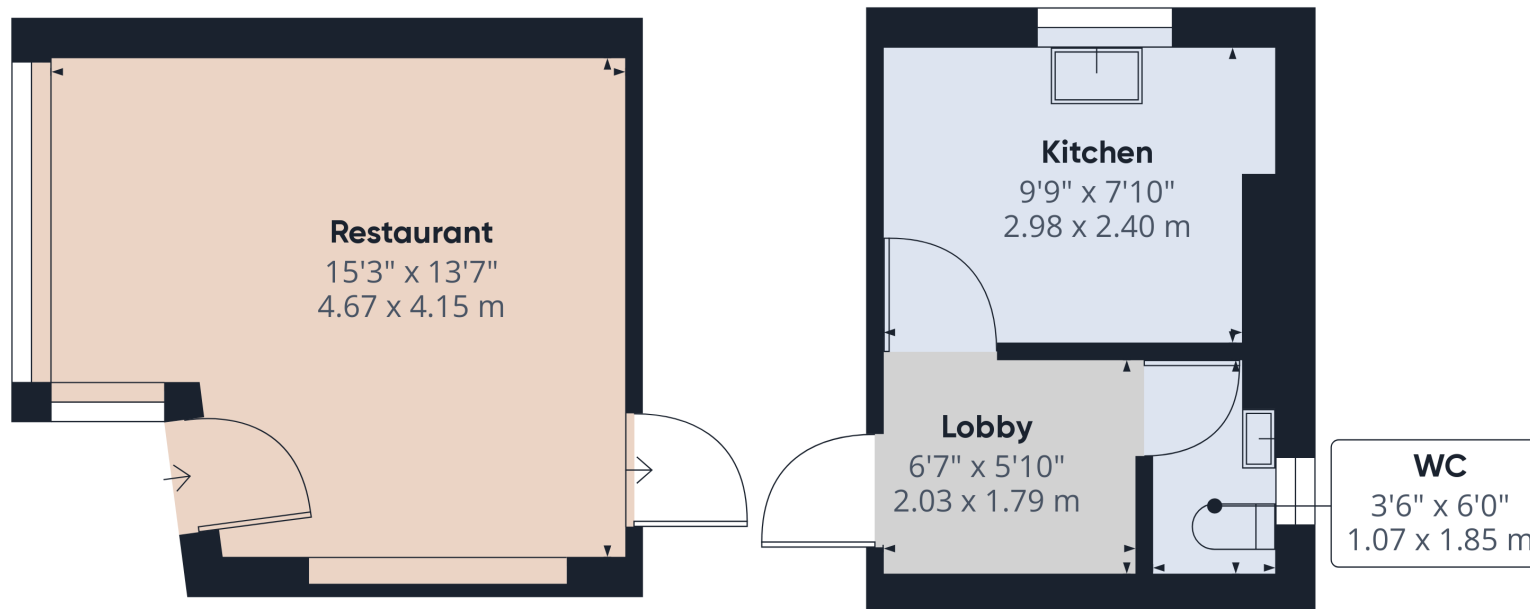


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Approximate total area<sup>(1)</sup>

345.8 ft<sup>2</sup>

32.13 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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