

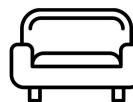


Per annum

£10,800

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**Northdown Road,
Cliftonville, Margate**

Located on the busy Northdown Road shopping Parade this very well decorated shop/office is fully networked and is ready for immediate occupation. The accommodation consists of a shop fronted office with a smaller office behind. There is a Hall behind this giving access to an large under-stairs cupboard and a second office to the rear. At the end of the Hall you will find a Kitchen area having fitted wall units, sink, wall mounted boiler and doors to both a fully tiled disabled WC with wash hand basin set in a vanity unit and to a Conservatory which has laminate flooring and double doors out to a decked part of the Garden. At the bottom of the Garden there is parking for up to 3 cars.







- EPC Rating - TBC
- Ideal Offices
- Gas Central Heating
- Double Glazed
- Networked
- Conservatory







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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

