



SITUATION

Located close to the junction with Marine Drive and the Seafront/Harbour Area, amongst such multiple traders as **Dominos, Primark** and **The Money Shop** and within close proximity to the **Turner Contemporary** which is the largest exhibition space in the South East, outside of London. Margate is an established coastal town located on the north Kent coast some 16 miles north-east of Canterbury, 22 miles north of Dover and is easily accessible via the M2 which links to the A299.

PROPERTY

Comprising a **Ground Floor Shop and Basement** with internal and separate rear access via a side passage leading from the front to a **Flat** on three upper floors. In addition, there is a separate **Two-Storey Store** to the rear of the property.

VAT is NOT payable in respect of this Lot

£12,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **STEVEN GROSSMAN**

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'9"
Return Frontage	6'8"
Internal Width	13'7"
Shop Depth	31'3"
Built Depth	56'2"

Basement

Store Area Approx 345 sq ft

First, Second and Third Floor Flat

7 Rooms, Kitchen, Bathroom/WC & separate WC

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **V. and S. Pugh as a Street Art Retailer** for a term of 3 years from 4th April 2012 at a current rent of **£12,000 per annum** exclusive.

Note: There is a rent deposit held of £2,500.

VENDOR'S SOLICITORS
Carpenters Rose - Tel: 020 8906 0088
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts