

LOT 53

185/187 Northdown Road,  
Cliftonville,  
Margate, Kent CT9 2PA

Reserve below  
£225,000

**6 WEEK COMPLETION**

View opposite Property



**SITUATION**

Located close to the junction with Harold Road in this busy trading position amongst such multiple traders as **HSBC, Sue Ryder, Coral, Blockbuster, Premier Convenience Store** and **Your Move**, serving the surrounding residential area. In addition, there is a Public Car Park directly to the rear of the property.

Margate is an established coastal resort town located on the north Kent coast some 16 miles north-east of Canterbury.

**PROPERTY**

Comprising **2 Deep Ground Floor Shops (one of which includes a Basement)** with separate front access to **2 Self-Contained Flats** above. In addition, one shop includes a Rear Yard.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

| Property                                  | Accommodation                                                                                                                                                                                                                                  | Lessee & Trade                         | Term                               | Ann. Excl. Rental | Remarks                                                                                                     |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------|
| No. 185<br>(Ground Floor Shop & Basement) | <b>Ground Floor Shop</b><br>Internal Width 13'11"<br>widening to 18'1"<br>Shop Depth 94'10"<br>Built Depth 106'4"<br>Area Approx 1,425 sq ft<br>Plus WCs<br><b>Basement</b><br>Area Approx 1,250 sq ft<br><b>Total Area Approx 2,675 sq ft</b> | <b>D. Cain<br/>(Amusement Arcade)</b>  | 15 years from<br>1st June 2007     | £10,000           | FRI                                                                                                         |
| No. 185a<br>(First Floor Flat)            | 4 Rooms, Kitchen,<br>Bathroom/WC                                                                                                                                                                                                               | <b>Individual</b>                      | 6 months from<br>31st March 2010   | £4,680            | AST<br>Holding over                                                                                         |
| No. 187<br>(Ground Floor Shop & Yard)     | Internal Width 19'6"<br>Shop & Built Depth 80'2"<br>Area Approx 1,490 sq ft<br>WC<br>Plus Rear Yard                                                                                                                                            | <b>S. Ford<br/>(Second Hand Goods)</b> | 5 years from<br>21st May 2013      | £7,000            | FRI<br><b>Mutual Break May 2015<br/>subject to 6 month rent<br/>penalty.<br/>£583.33 Rent Deposit held.</b> |
| No. 187a<br>(First Floor Flat)            | 4 Rooms, Kitchen,<br>Bathroom/WC                                                                                                                                                                                                               | <b>Individual</b>                      | 6 months from<br>8th December 2008 | £7,020            | AST<br>Holding over                                                                                         |
| <b>TOTAL</b>                              |                                                                                                                                                                                                                                                |                                        |                                    | <b>£28,700</b>    |                                                                                                             |

**£28,700 per annum**

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

**VENDOR'S SOLICITORS**

Carpenters Rose - Tel: 020 8906 0088  
Ref: M. Rose Esq - Email: mr@carpentersrose.co.uk

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