



SITUATION

Located in the busy pedestrianized section of the High Street, amongst such multiple traders as **Sense, Subway, McDonalds, Santander, Greggs, Nationwide, Coral, British Heart Foundation, Holland and Barrett** 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

A mid terrace building comprising a **Ground Floor Shop** with separate front access to a **3 Bedroom Flat** on the first and second floors. The flat benefits from double glazed windows and Gas Central Heating.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'8" Internal Width 20'2" Built Depth 47'4" WC	C. Nguyen (Nail Bar)	6 years from 1st December 2014	£9,500	FRI Rent Review 2017
First and Second Floor Flat	4 Rooms, Kitchen, Bathroom / WC, separate WC ¹	Individual	6 months from 15th January 2015	£7,200	AST
TOTAL				£16,700	

¹Not inspected by Barnett Ross

£16,700 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **MATTHEW BERGER**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Sylvester Amiel Lewin & Horne – Tel: 020 8446 4000
Ref: M. Eagle Esq – Email: maxeagle@sylvam.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 £500 (including VAT) upon exchange of contracts