



Tenure

Freehold.

Location

Margate is a popular resort town located on the North Kent coast, 16 miles north-east of Canterbury and 4 miles north-west of Ramsgate.

The town serves a population of some 57,000, together with a significant seasonal influx of tourists.

The property is located on the west side of Hawley Street, towards its junction with Love Lane. It is some 0.3 miles to the A28, which then leads to the A299 for good road links.

Occupiers close by include a Morrisons supermarket, The Sambrette Bar & Restaurant and Poundland, amongst other independent retailers.

Description

The property is arranged on ground and two upper floors to provide a ground floor takeaway restaurant with a self-contained maisonette above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.50 m	(18' 5")
Net Frontage	3.85 m	(12' 8")
Shop Depth	7.05 m	(23' 1")
Built Depth	12.20 m	(40' 0")

First Floor and Second Floor – 2 Bedroom Maisonette

NB. The residential element has not been inspected by Allsop. Accommodation details provided by Vendor.

Tenancy

The entire property is at present let to L J KE ESQ for a term of 20 years from 28th October 2002 at a current rent of £14,820 per annum. The lease provides for rent reviews every fourth year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Margate

29 Hawley Street Kent CT9 1QA

- Freehold Takeaway Investment
- Comprising a shop and self-contained two bedroom maisonette
- Entirely let until 2022
- Well located close to Morrisons supermarket
- Rent Review 2018
- Current Rent Reserved

£14,820 pa

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