



# New Lease Opportunity

## TERMS

New lease to be agreed

## RENT

Upon Application

## FLOOR AREAS

Ground Floor	6,097 / 566
First Floor	4,268 / 397
<b>Total</b>	<b>10,365 / 963</b>

## RATEABLE VALUE

We advise all occupiers to undertake their own research when calculating the rates payable as they are subject to change

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## EPC

C (55)

## Service Charge

2025 / 2026: £11,850.15

## SUBJECT TO CONTRACT

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.

## Margate – 1-3 College Square, CT9 1PR

- Retail unit located in a supermarket led shopping centre, with multi-storey car park comprising 506 spaces
- The property is available by way of a new lease
- Situated off the main through road in Margate Town Centre
- Unit is located opposite Margate Old Town and 500 metres from Margate beach



# JACKSON CRISS

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## NEW LEASE OPPORTUNITY



### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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