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Discovery Park, Innovation House Invitation Way,  
Sandwich, Kent, CT13 9FF

YOUR PROPERTY AGENT

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-100)
Very energy efficient - lower running costs	
Current	Potential

Energy Efficiency Rating

Map data ©2021



COMMERCIAL 50 HIGH STREET  
MARGATE



COMMERCIAL 50 HIGH STREET  
MARGATE

£13,500



- EPC Rating - D
- High Street Location
- A1 historic usage class
- E new usage class
- Ground floor and basement

LOCATION

The Old Town of Margate is the place to be seen! The area is situated in the heart of the vibrant mix of vintage/retro shops, local bars and fantastic restaurants. Within easy walking distance is the Turner Contemporary Art Gallery, Dreamland and the Margate Train Station which offers fast services to Kings Cross, St. Pancras. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

ABOUT

Miles & Barr Commercial are delighted to bring to market this great lock-up shop in the bottom end of Margate High Street. It is in a prime location, not far from the trendy eateries and galleries. The owner recently renovated the property from top to bottom and has secured tenants for the flats above, so all that is left is for us to find him a commercial tenant to take over the ground and basement.

Usage class reformation in September 2020 has meant that this property on Margate High Street can be used for a number of commercial ventures.

A new lease would be available at £13,500 per annum (payable monthly)

As with all commercial leases, the ingoing tenant is responsible for reasonable reimbursement of landlord legal fees to devise a new lease.

DESCRIPTION

Ground Retail Area 47' x 10'9 (14.33m x 3.28m)

Ground Retail Alcove 10'10 x 7'7 (3.30m x 2.31m)

Lower Ground Storage 55' x 10'2 (16.76m x 3.10m)

W/C 6'10 x 4'4 (2.08m x 1.32m)

