

lot 35

**AMF Building, Addington Street
Margate, Kent CT9 1PL**

To be offered with Full Vacant Possession on completion of the sale

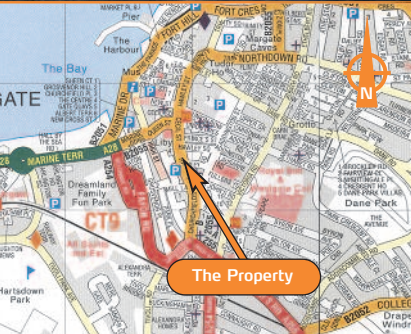
Freehold Leisure/Retail Warehouse Opportunity

- Benefits from Retail (A1) planning use
- Substantial modern building with car parking
- Approximately 2,197 sq m (23,649 sq ft)

- Site area of 0.78 hectares (1.92 acres) reflecting a low site coverage of 28%
- 8 Week Completion



Photograph taken 2008



Location

Miles: 16 miles north-east of Canterbury
43 miles north-east of Maidstone
Roads: A254, A28
Rail: Margate Railway Station
Air: Manston International Airport

Situation

Margate is a popular coastal tourist town located on the north Kent coast. The property is prominently situated at the junction of Addington Street and King Street some 300 metres from the seafront. College Square Shopping Centre is situated immediately adjacent to the property with retailers including Iceland and Argos.

Description

The property comprises a broadly regular and level site of approximately 0.78 hectares (1.92 acres) upon which is a significant former leisure building which has previously been used as a bowling alley. The property benefits from an open Retail (A1) use class and extensive car parking.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Use	Area (Approx)	Tenant	Term	Rent
Leisure/Retail (A1)	2,197 sq m (23,649 sq ft)	VACANT POSSESSION		-
Electricity Sub Station		THE SOUTHERN EASTERN ELECTRICITY BOARD	60 years from 01/01/1968 until 2028	Nil

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