



Property Particulars

Westwood Business Park, Margate CT9 4JJ

COFFEE SHOP/SANDWICH BAR AVAILABLE ON AN ESTABLISHED BUSINESS PARK TO LET



TERM

The property is being offered on a new lease. The lease will be a minimum 2 Years

Usage

Would be ideal as:

- Coffee Shop
- Sandwich Bar
- Take Away/
Delivery Base

RENT

£850.00 per month

SERVICE CHARGE & INSURANCE DEPOSIT

Contribution to insurance £504.00 per annum

ADDITIONS

Access to forklift, scissor lift and container loading ramp available to tenants

BUSINESS RATES

Prospective tenants are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING The property has an EPC rating of E.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through AHC Property Ltd on 01843 220168.

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LOCATION

The property is found just off Margate Road on the on the Westwood Business Park, which is situated on the Westwood Industrial Estate. The park comprises a range of different size industrial, Commercial, Office, Storage and Art Studios.

The park is found within a minute of the all the major towns in the area, along with the major Westwood Cross retail shopping park.

DESCRIPTION

Unique Opportunity to take on an established coffee shop at the heart of Westwood Industrial Estate.

Viewing Highly Recommended

- 1200 sqft
- Outside Seating Area
- Plenty of Room for Expansion
- 2 Year minimum lease.
- Toilet Facilities