

Strasbourg Street, Westwood Industrial Estate, Margate, Kent, Ct9 4JJ Telephone: 01843 220168 Email: <u>steve@ahcproperty.co.uk</u>

# **Property Particulars**

### Westwood Business Park, Margate CT9 4JJ

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





#### 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



#### 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.

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VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through AHC Property Ltd on 01843 220168.

#### Steve Adams steve@ahcproperty.co.uk

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