

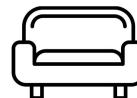


Per annum

£34,000 Per annum

0 x 

0 x 

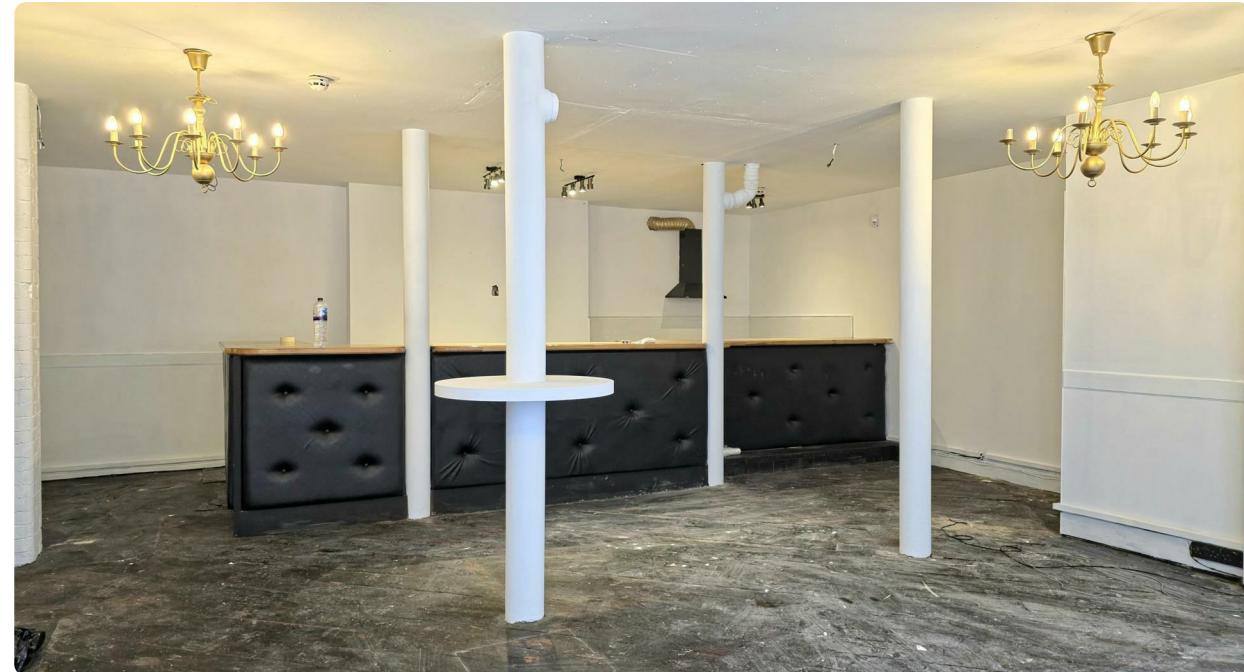
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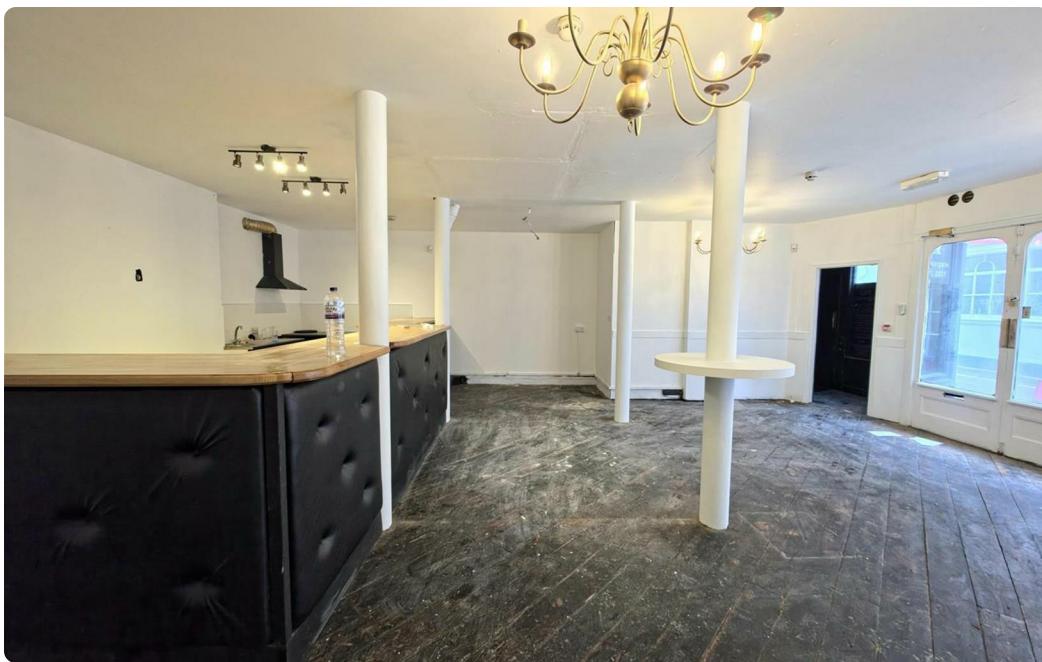
**Duke Street, Margate,
CT9 1EP**

** The unit can be divided into 2 Separate spaces to be let individually ** Nestled in the heart of Margate's vibrant Old Town, this exceptional commercial property offers a unique opportunity for entrepreneurs and investors alike. Previously operating as a licensed café/bar, the premises boasts a prime location that is sure to attract both locals and tourists, making it an ideal spot for a new venture.

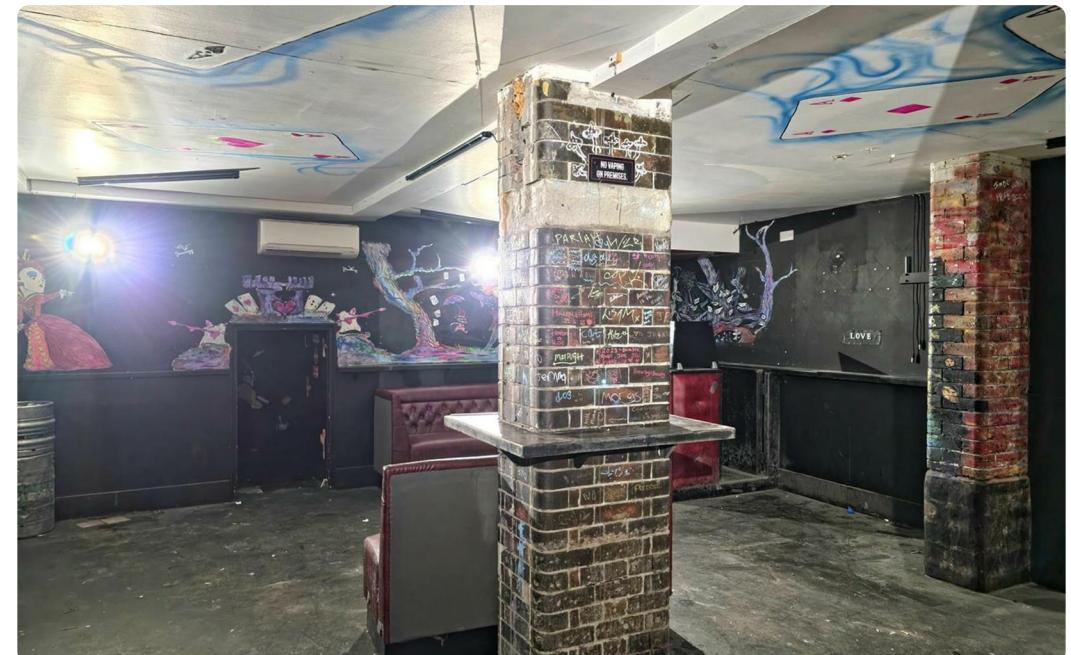
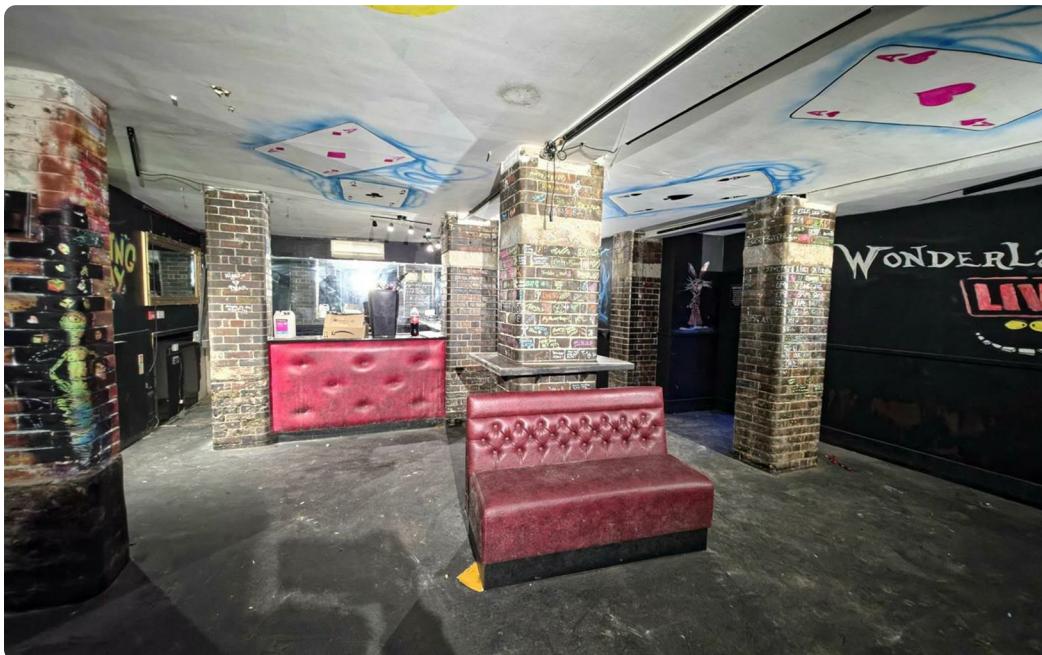
With its rich history and bustling surroundings, this property is perfectly positioned to benefit from the area's lively atmosphere. Whether you envision a trendy café, a stylish bar, or a unique retail space, the possibilities are endless in this sought-after location.

Do not miss the chance to secure a foothold in one of Margate's most desirable areas, where creativity and commerce thrive. This property is a rare find and is sure to attract significant interest.





- EPC Rating - F
- Unique Opportunity for entrepreneurs
- Prime Old Town location
- Close to Margates' Sandy Beach



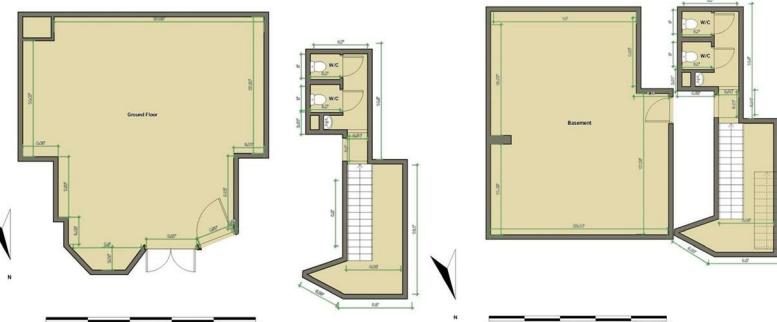


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Commercial Premises
Duke Street, Margate, CT9 1EP



** The unit can be divided into 2 separate spaces **

This floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection