



264A Northdown Road, Margate, CT9 2PX

£1,200 Per month

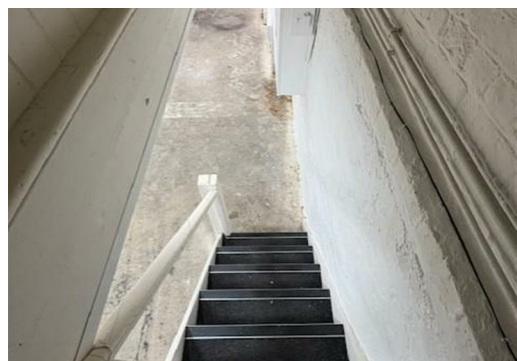
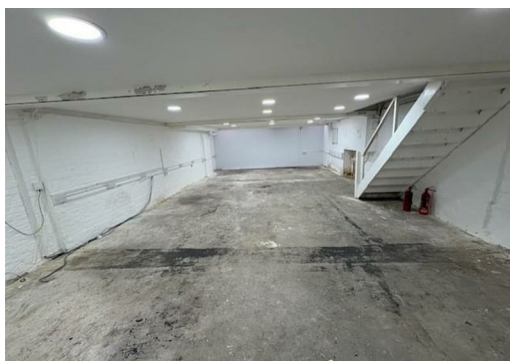
Northdown Road in Margate, this impressive shop space presents a remarkable opportunity for any aspiring business owner. With a generous layout designed to accommodate a large number of customers, this property boasts significant potential for growth and success.

The shop features a spacious basement, ideal for storage or additional retail space, alongside a well-equipped kitchen and office areas. The inclusion of toilets and kitchen facilities ensures convenience for both staff and customers alike. The property is in very good condition, allowing for a smooth transition into your new venture without the need for extensive renovations.

A long lease is available, with terms ranging from 5 to 10 years, providing stability and peace of mind for your business plans. This prime location on Northdown Road, known for its bustling atmosphere and foot traffic, makes it an ideal spot for attracting a diverse clientele.

Whether you are looking to establish a new shop or expand an existing business, this property offers the perfect canvas to bring your vision to life. Do not miss out on this exceptional opportunity to secure a prominent retail space in Margate.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(101-151) A			(101-151) A		
(81-100) B			(81-100) B		
(61-80) C			(61-80) C		
(41-60) D			(41-60) D		
(21-40) E			(21-40) E		
(1-20) F			(1-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC