



# HIGH FOOTFALL SHOPPING CENTRE

Margate, Kent, CT9 1JG  
thecentremargate.com



Local occupiers include:



CLARKE &  
CRITTENDEN  
CHARTERED SURVEYORS

Owned and Managed by

**EVOLVE.**  
part of MCore  
**0207 228 6508**  
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Margate is a seaside town in the district of Thanet in Kent, England. It lies 44 miles east of Maidstone and London is just 74 miles to the north-west.

The town has a primary catchment population of 71,000 people (PROMIS). However, Margate's retail catchment extends well beyond its boundaries due to its thriving economy. Margate is a leading seaside destination for London and the south-east, bringing thousands of day and overnight visitors to the town every year, boosting the local economy and increasing in-town retail spend.

- ▶ Primary catchment population of 71,000 people
- ▶ Prime location
- ▶ Ample car park spaces close by
- ▶ Close to the bus terminus

The scheme is anchored by UpMargate alongside a number of multiple retailers including the likes of Boots, Peacocks, Poundland, Card Factory, Lloyds Bank, Subway and The Works.





The centre also provides retail, pop up and studio space known as UpMargate. Margate's new Creative hub providing affordable work and retail space for Independent traders, Designer makers, Artists and Start ups.

- ▶ Affordable rates, inclusive of all extra costs and VAT
- ▶ Prime location
- ▶ Introductory discount available for first 6 months with no deposit required
- ▶ Pay monthly

The space is a fantastic opportunity for individuals and businesses who require a space to work without taking on the full responsibility of a commercial property. The costs are inclusive and will enable you to create, build and sell without the worry of extra costs.



For details of any available “off-market” opportunities, please contact the Asset Manager.



## SERVICE CHARGE & INSURANCE

A service charge is payable on all units. The Landlord will insure the premises, the premiums to be recovered from the tenant.

## SERVICES

The units have electricity and water connected as far as we are aware.

## PLANNING

Under the new E Use Class the properties could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.





## LOCATION

Margate is a seaside town and contains the areas of Cliftonville, Garlinge, Palm Bay and Westbrook. Margate holds the likes of a world class Art Gallery, the UK's original pleasure park 'Dreamland', fast rail links into London and of course not forgetting the stunning sandy beaches and bays.

You are within a 10 minute drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington. There are also good road links to London via the A299 Thanet Way and M2 Motorway.

## FINDING THE CENTRE

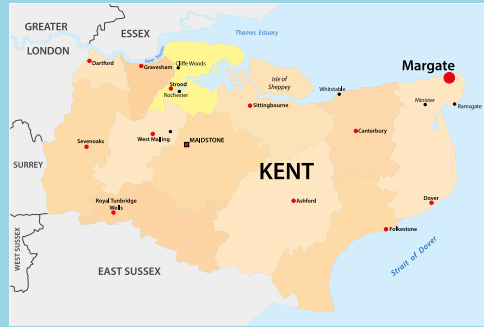
With great transport links and ample parking the Centre Margate is easily accessible. Nestled just off the High street, 5 minutes from the beach you'll find independent shops and national stores.

Nearest Transport links:  
Margate Station  
Cecil Square Bus stop

Margate Parking:  
Mill Lane Car Park (Free on Saturdays)

## OPENING HOURS

Monday to Friday: 9:30am - 5:30pm  
Saturday: 10.00am - 5:30pm  
Sunday: 11am - 5pm



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