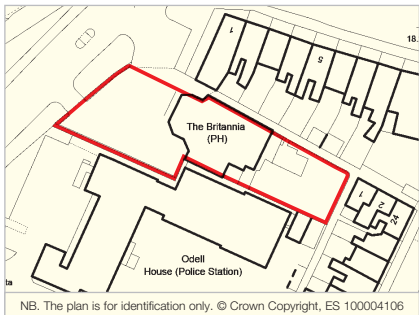


# Margate

## The Britannia Public House, Fort Hill, Kent CT9 1HH

- A Freehold Detached Public House Occupying a Site Extending to Approximately 0.11 Hectares (0.273 Acres)
  - Rear Garden
  - Close to Seafront
  - Subject to a Commercial Lease
  - Potential for Residential Redevelopment subject to obtaining the necessary consents
  - Current Rent Reserved
- £24,000 per annum**



**Seller's Solicitor**  
Fosters Law (Ref: EF).  
Tel: 01227 283634.  
Email: edward.foster@fosters-law.co.uk

**INVESTMENT – Freehold Public House**



**Tenure**  
Freehold.

**Location**  
The property is situated on the south side of Fort Hill (B2051) which leads to Fort Crescent. The seafront and beach are within a 5 minute walk to the west. Fort Hill Park is almost immediately adjacent whilst the property also affords sea views. A good range of local shops and amenities is available within Margate itself. Margate Rail Station is approximately 1 mile away whilst the A28 leads to A299 and the M2 Motorway.

**Description**  
The property comprises a detached public house premises arranged over ground and first floors beneath a pitched roof. There is a rear garden. The property benefits from car parking and occupies a site extending to approximately 0.11 hectares (0.273 acres).

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:

- Ground Floor** – Bar Area, Sports Bar, Rear Bar, Kitchen
- First Floor** – Function Room, Open Area, Two WCs
- First Floor (Rear)** – Self-Contained Unit comprising Reception Room, Two Bedrooms, Office, Kitchen, Bathroom

**Tenancy**  
The property is subject to a commercial lease for a term of 3 years from 1st October 2013 at a current rent of £2,000 per calendar month. The lease includes provisions for an annual increase. In Year 3 of the term, the rent will increase to £2,400 per calendar month.

**Planning**  
Local Planning Authority: Thanet District Council.  
Tel: 01843 577000.  
The property affords potential for redevelopment subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allso.co.uk](http://www.allso.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.