

MARGATE

FORMER CASINO, ZION PLACE CT9 1RP



ALL ENQUIRIES

PROPERTY HIGHLIGHTS

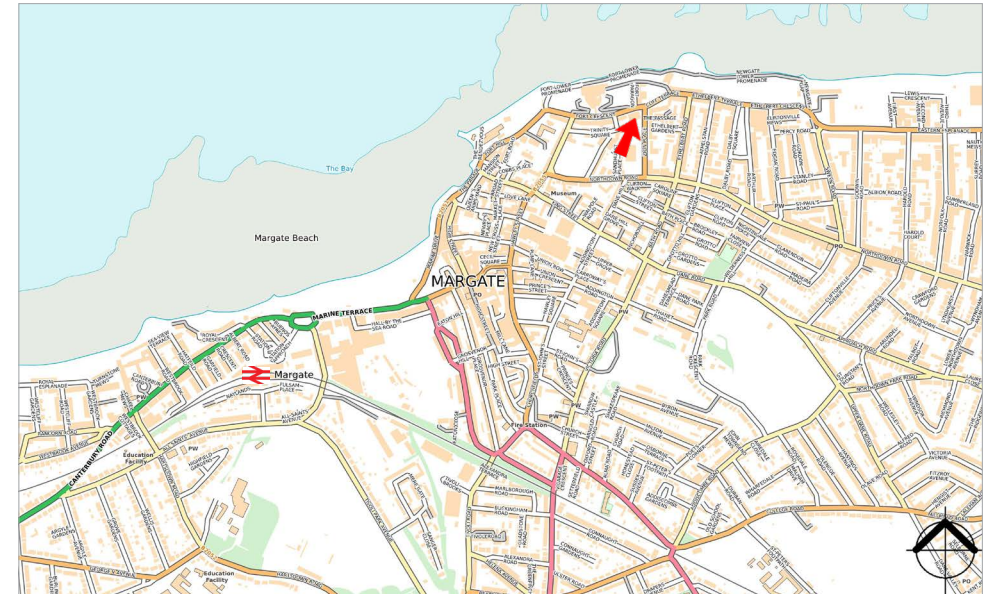
- Entire building available with car park
- Prominent position overlooking the coastline
- Conveniently positioned near town centre



LOCATION

Margate is a coastal town in East Kent on the Thanet peninsula, popular with tourists and more recently commuters, now with a good train connection to London. It is known for its arts scene with the Turner Contemporary and attracts a mix of national and independent retailers.

The subject property is positioned at the corner of Zion Place and Fort crescent with views out to sea and easy access to the beach and the old town to the west, which is home to a mix of independent retailers, café's and bars. To the south, Aldi have a large foodstore which fronts Northdown Road, which is also a popular retail pitch with a mix of national and independent retailers and leisure operators. The town centre is also a short walk away.



ACCOMMODATION

The property is arranged over ground and first floor, with the following approximate dimensions and internal floor areas:-

Ground Floor GIA	731 sq m	7,868 sq ft
First Floor GIA	655 sq m	7,050 sq ft
TOTAL	1,386 sq m	14,918 sq ft
Parking	30 spaces	



DEMOGRAPHICS

Margate has an approximate resident population of 64,000 (2021 UK census) and a primary catchment population estimated to be 140,000, which increases significantly during the summer months.

The average value of residential property within the town is £313,254 (Rightmove, July 2025) which is 18% above the national average of £265,000. Flats sold for an average of £181,829 (Rightmove, July 2025).



GOOGLE STREETVIEW (Oct 2024)
SEE- www.googlemaps.co.uk/maps



TERMS

The property is available For Sale on an unconditional basis with vacant possession, or To Let on terms to be agreed.

RATING ASSESSMENT

To be assessed.

EPC

The property is currently rated within band C. A copy of the EPC is available on request.

VAT

TBC

ANTI-MONEY LAUNDERING

Upon agreeing terms, the successful purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.



LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

To arrange an inspection of the property please contact agents:-

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