

MARGATE

FORMER CASINO, ZION PLACE CT9 1RP



ALL ENQUIRIES

PROPERTY HIGHLIGHTS

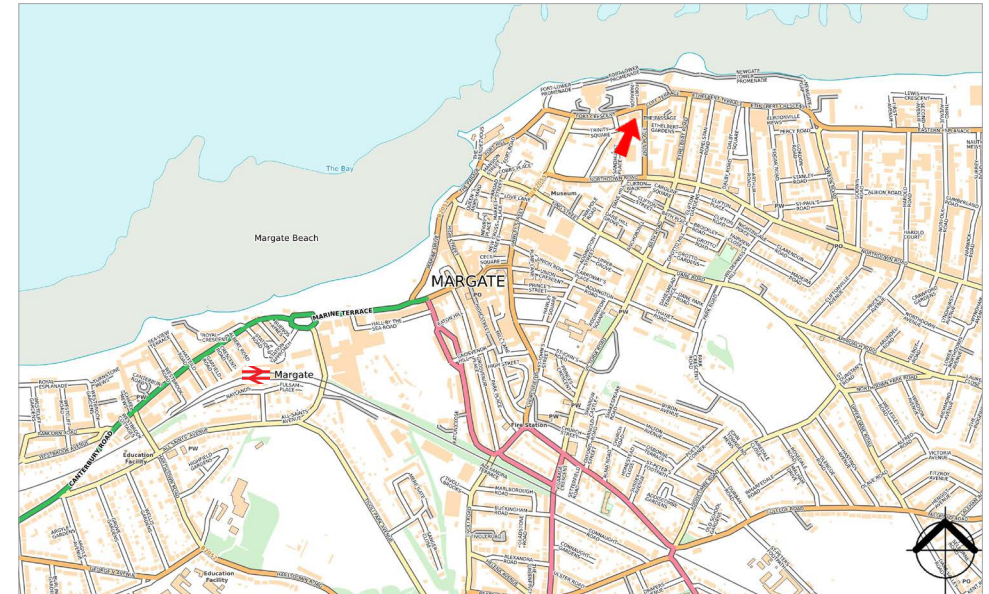
- Entire building available with car park
- Prominent position overlooking the coastline
- Conveniently positioned near town centre



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:-

Alex Standen
01892 707577
07770 935263

astanden@cradick.co.uk

Jack Pearman
01892 707511
07483 361559

jpearman@cradick.co.uk



Or joint agent:

Mike Willoughby
mike.willoughby@greenpartners.co.uk
07810 480291

Frankie Souto
frankie.souto@greenpartners.co.uk
07497 390998



www.cradick.co.uk



Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

Cradick Retail LLP for themselves and the vendors of this property whose agents they are give notice that: 1) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2) All statements contained in these particulars as to this property are made without responsibility on the part of Cradick Retail LLP or the vendor or lessor. 3) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 4) No person in the employment of Cradick Retail LLP has any authority to make or give any representation or warranty whatever in relation to this property. We are fully registered under the Data Protection Act 1998 and personal data is collected, held and processed by us in accordance with the Act. For a full copy of our privacy policy, please refer to our website www.cradick.co.uk.

