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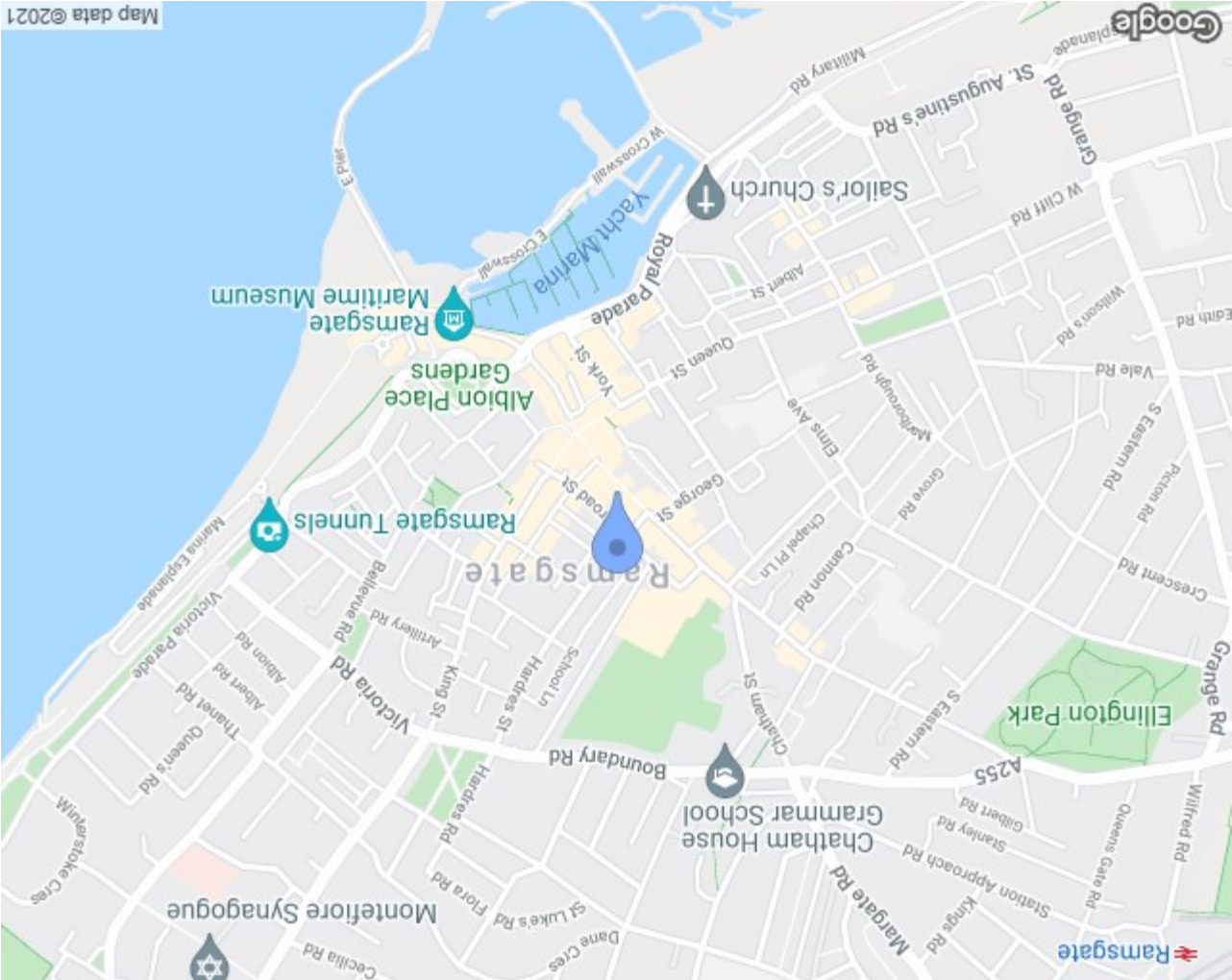
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CLEARANCE SALE

HIGH STREET

RAMSGATE

£35,000 PER ANNUM

- High Street Location
- National Neighbours
- Rear Delivery Access
- Set Over Three Floors
- Usage Class E
- 2,000 sq ft Ground Floor

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria , Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

ABOUT

Miles & Barr Commercial are delighted to bring to market this lockup shop in the High Street of Ramsgate in a prime location. Neighbours include WH Smith and Specsavers.

The main sales area on the ground floor is approximately 1,800 sq ft.

The shop is an empty shell, however usage class reformation in September 2020 has meant that this property can be used for a number of commercial ventures from retail to cafe and office to indoor recreation incorporating historic classes A1,2,3 B1,2 D,1,2.

There is a ground floor, first and top floor with ancillary storage rooms throughout as well as a rear loading bay and courtyard shared with one of the neighbours. The Roller Shutter door gaining access to the large storage room on the first floor is 2.369m high and 1.881m wide.

DESCRIPTION

Ground Floor

Main Sales Area 78'2" x 22'9" (23.844 x 6.948)

Store Room 17'0" x 4'3" (5.192 x 1.302)

Office 11'6" x 10'0" (3.511 x 3.066)

WC 12'1" x 8'8" (3.708 x 2.664)

First Floor

Large Storage Area 76'0" x 24'8" (23.179 x 7.526)

Kitchen 7'0" x 15'0" (2.148 x 4.597)

Store Room 16'3" x 8'4" (4.955 x 2.550)

Store Room 13'0" x 6'2" (3.966 x 1.881)

Store Room 12'0" x 9'10" (3.669 x 3.003)

Top Floor

Store Room 24'9" x 15'11" (7.546 x 4.857)

Store Room 19'10" x 9'11" (6.062 x 3.023)

Courtyard / Loading Bay 19'9" x 25'10" (6.044 x 7.875)

