



KING STREET
RAMSGATE

£600,000

- Mixed Use Property
- Newly Renovated
- Viewing Recommended

- Heart of Ramsgate
- Investment Opportunity

ABOUT

FANTASTIC INVESTMENT OPPORTUNITY, MUST BE VIEWED!

Miles & Barr are delighted to offer onto the market this fantastic investment opportunity. The property is situated in the heart of Ramsgate town centre and within walking distance to the Famous Royal Harbour and Sandy beaches. Recently renovated to a high standard the property comprises of a selection of 2 x one bedroom and 2 x studio apartments and a lock up shop on the ground floor. Further benefits include upgraded electrics, gas heating system and fire safe systems. There is also a spacious basement perfect for storage. On the first and second floors there is an additional office and storage room. The current owners currently rent the apartments out on short stay and short leases along with the ground floor lock up shop. The combined rental income is approx £50,000 per annum giving an approx yearly yield of 8.3%.

LOCATION

Ramsgate is situated to the south of the Isle of Thanet and boasts the country's only Royal Harbour, a status bestowed by King George 1V in 1821. The beautiful Marina, once the starting point for the Little Ships heroic journey to Dunkirk in 1940, is now enjoyed by a vibrant yachting community, and flanked by restaurants, cafes, and quirky independent shops, some set into the arches on the quayside. The town itself is also steeped in history, with a wealth of Grade 11 listed properties, elegant Regency squares and St Augustine's Abbey, the pet project of the architect Augustus Pugin, famed for designing the interior of the Palace of Westminster and Big Ben. With its fascinating network of wartime and smugglers' tunnels, traditional pubs, docks and sweeping sands, Ramsgate has associations with many other well-known figures, including Queen Victoria, Karl Marx, Wilkie Collins, John Le Mesurier and Vincent Van Gogh. The high-speed rail link to London St Pancras has made commuting a viable option from a home by the sea.

DESCRIPTION

Retail Shop
Ground Floor Entrance
Communal Hallway
No.1 Studio Apartment
Communal W.C
Basement
First Floor
Office
No.2 Studio Apartment
No.3 1 Bed Apartment
Second Floor
Storage Room
No.4 Studio Apartment
No.5 1 Bed Apartment



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings.