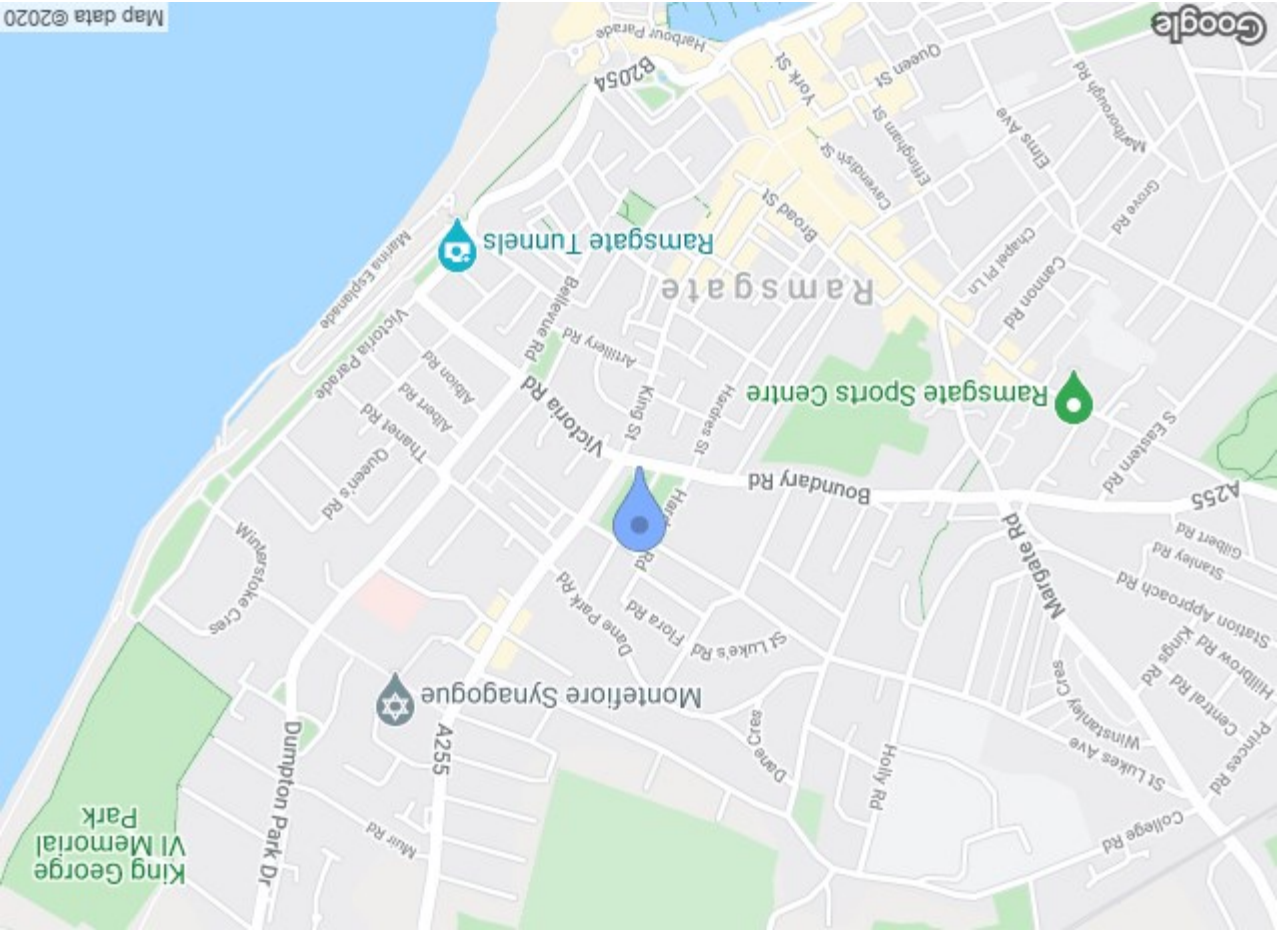




In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)

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



RAMSGATE



FORESTERS ARMS 48 BOUNDARY ROAD  
RAMSGATE

£249,995



44/46 Ramsgate, Kent, CT11 9EF  
t: 01227 499500 e: [Commercial@milesandbarr.co.uk](mailto:Commercial@milesandbarr.co.uk)





# ABOUT

## LARGE COMMERCIAL/DEVELOPMENT!

Miles and Barr Commercial are pleased to offer this spacious commercial building which previously used and licensed as a pub and is sold with vacant possession. Above the business premises there is an apartment offer one bedroom, lounge, bathroom and kitchen. The property is situated on a large plot close to mainline Ramsgate train station. This versatile building offers a wealth of options such as running a business and living above, returning the property to residential entirely, developing the property into smaller units all subject to the appropriate permissions being granted.

Close to the town centre and within walking distance of Ramsgate railway station and the West Cliff sea front the location is also ideal for swift access to exit roads from the Thanet area. The area is serviced by the 9, 34, and LOOP bus services and near several popular schools. To view this extensive property please call Miles & Barr Commercial or email [commercial@milesandbarr.co.uk](mailto:commercial@milesandbarr.co.uk)

# DESCRIPTION

- Commercial premises
- Central Location
- Close To Ramsgate Train Station
  - No Chain
- One Bedroom Flat Above
  - Outside Space
- Development opportunity

# 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 11 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.

