

# RAMSGATE, KENT

10/12 GRANGE ROAD, CT11 9LP

## MIXED USE INVESTMENT FOR SALE - GRANGE ROAD, RAMSGATE



### LOCATION

The property is located in a neighbourhood parade on Grange Road, Ramsgate close to a number of parks, schools as well as local shops. Ramsgate Parkway is a short distance away provide good links to the rest of the country and London.

Ramsgate town centre is a short walk from the property offering shops, restaurants and Ramsgate Royal Harbour.

### DESCRIPTION

The property comprise of a 4 storey mixed use development with retail on the ground floor and basement and two maisonettes above. The properties have the following net internal floor areas:

Ground Floor	97.99 sq m	1,055 sq ft
Basement	48.16 sq m	518 sq ft
10a Grange Road	3 bedroom Maisonette	
12a Grange Road	2 bedroom Maisonette	
<b>Total</b>	<b>146.15 sq m</b>	<b>1,573 sq ft</b>



### TENANCY

10a is arranged with bathroom, kitchen and lounge on the first with the bedrooms on the 2nd floor. 12a has bathroom, kitchen, longer and dining room on the first with the bedrooms on the 2nd floor.

Each flat is currently rented out at £450 pcm.

### VAT

VAT will be payable if applicable.

### ENERGY PERFORMANCE RATING

An EPC has been commissioned and will be available upon request.

### PRICE

We are instructed to offer this property for **£625,000**, subject to contract.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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### Regulated by RICS

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