

## Property Particulars

### RAMSGATE, KENT

8 HIGH STREET, CT11 9AB

### SHOP TO RENT - PRIME HIGH STREET, RAMSGATE



#### LOCATION

The premises are situated in a prime position on the busy pedestrianized High Street, opposite Poundland. The property is located a short walk from Ramsgate Harbour which is home to a large number of restaurants and bars. Other nearby retailers include WH Smith, Boots and Café Nero.

#### DESCRIPTION

The property is arranged over ground floor and first with the following dimensions and net internal floor areas:

Net Frontage	7.12 m	23 ft 4 in
Gross Frontage	8.29 m	27 ft 2 in
Internal Width	7.83 m	25 ft 8 in
Shop Depth	19.90 m	65 ft 4 in
Ground Floor	143.71 sq m	1,547 sq ft
First Floor	56.49 sq m	608 sq ft
<b>Total</b>	<b>200.20 sq m</b>	<b>2,155 sq ft</b>

#### TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

#### RENT

We have been instructed to offer the premise at **£30,000 per annum exclusive**, subject to contract.

#### DEPOSIT

A rental deposit will be required dependent on trading history

#### BUSINESS RATES

The property has a rateable value of £22,500.

*Note: Prospective tenants are advised to make their own enquiries with the local authority.*

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

James Crittenden BSc (Hons)  
[james@clarke-crittenden.com](mailto:james@clarke-crittenden.com)

Ian Crittenden BSc (Hons) MRICS  
[ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)



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Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN  
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)