

RAMSGATE, KENT

6/7 WESTCLIFF ARCADE, CT11 8LH

LEASE FOR SALE - WESTCLIFF ARCADE, RAMSGATE



LEASE INFORMATION

The lease expires in March 2026 however the landlord is open to granting a new lease for a term to be agreed. The current rent passing is **£16,436 per annum**.

VAT

VAT will be payable if applicable.

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

PRICE

We are instructed to offer this business to include fixtures and fittings for **£35,000**, subject to contract.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
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James Crittenden BSc (Hons)
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LOCATION

The premises is located on the ever popular Westcliffe Arcade, Ramsgate overlooking Ramsgate Harbour. The premises is within a short walk to both the Harbour as well as the Town Centre, adjacent occupiers include, La Magnolia, Marc Pierre's Kitchen and Thai Orchard.

DESCRIPTION

The premises benefits from a ground floor sales area which is currently used as a bar with a basement with office and walk in fridge. The premises benefits from the following net internal floor areas,

Ground Floor	45.93 sq m	494 sq ft
Basement	34.93 sq m	376 sq ft
Total	80.86 sq m	870 sq ft



Regulated by RICS

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)