

RAMSGATE, KENT

THIRD FLOOR, QUEENS HOUSE QUEEN STREET, CT11 9EW

GROUND FLOOR, QUEENS HOUSE, RAMSGATE - OFFICE TO LET



LOCATION

The property is located on Queens Street, Ramsgate a short distance west of the main shopping area. The town is well serviced by the A299, Thanet way which connect Thanet to the rest of the motorway network. There is a mainline railway station soon to be providing a high-speed link to London (estimated time 1hour 8 minutes) and other destinations.

Ramsgate Port, with freight services to Belgium, and Kent International Airport are both located nearby.

DESCRIPTION

The units is located on the ground floor of Queens House and comprises of the following approximate gross internal floor area;

Ground Floor	220 sq m	2,373 sq ft
Total	220 sq m	2,373 sq ft

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 **£25,542 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit may be required dependent on trading history

BUSINESS RATES

The property has a rateable value of approximately £22,000.

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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