

## RAMSGATE, KENT

21-31 YORK STREET, CT11 9DS

**LARGE STORE AVAILABLE IN TOWN CENTRE - TO LET**



### LOCATION

The property is located in the town Centre of Ramsgate on the South East Coast on the corner of York Street and Queen Street. Ramsgate is located approximately 2 miles from Westwood Cross. Also located in the town is, Waitrose and Iceland.

### DESCRIPTION

This Ex-Wilko is arranged of ground floor and first with a rear yard. The ground floor is arranged as sales, the 1st floor is split into sales with ancillary space and office space. with the following dimensions and net internal floor areas,

Net Frontage	19.53 m	64 ft 1 in
Return Frontage	11.28 m	37 ft 0 in
Gross Frontage	32.31 m	106 ft 0 in
Internal Width	36.62 m	120 ft 2 in
Shop Depth	42.50 m	139 ft 5 in
Ground Floor	1,484 sq m	15,971 sq ft
First Floor	1,484 sq m	15,971 sq ft
Total	2,968 sq m	31,942 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 **£120,000 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 £68,000 .

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

### ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

### VAT

VAT will be payable if applicable.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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