

Property Particulars

RAMSGATE, KENT

26-28 HIGH STREET, CT11 9AG

SHOP TO RENT - PRIME HIGH STREET, RAMSGATE



LOCATION

The premises are situated in a prime position on the busy pedestrianized High Street, opposite Poundland. Other nearby retailers include WH Smith, Boots and Café Nero. The property is available from 1st April 2024

DESCRIPTION

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

Ground Floor	104.79 sq m	1,128 sq ft
First Floor	65.03 sq m	700 sq ft
Total	169.83 sq m	1,828 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 **£25,000 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 £15,250.

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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Regulated by RICS

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