

# RAMSGATE, KENT

98 HARBOUR PARADE, CT11 8LP

**HARBOUR PARADE, RAMSGATE - LONG LEASEHOLD - SHOP FOR SALE**



### LOCATION

The property is located on Harbour parade opposite Ramsgate Harbour and the East Pier. The premises is arranged over ground floor and basement and is current set out as an indoor market.

### DESCRIPTION

The premises comprise of a ground floor retail premises with basement storage. We are selling the long leasehold of the property for a term of 982 year lease on the property. Below are the following dimensions and net internal floor areas;

Net Frontage	6.82 m	
Gross Frontage		
Internal Width	6.82 m	22 ft 4 in
Shop Depth	25.06 m	82 ft 3 in
Ground Floor	170 sq m	1,840 sq ft
Basement	62 sq m	669 sq ft
<b>Total</b>	<b>232 sq m</b>	<b>2,509 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 **£370,000 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 20,800.

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

### ENERGY PERFORMANCE RATING

The property has an EPC rating of B.

### VAT

VAT will be payable if applicable.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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