

CHARTERED SURVEYORS

105 Station Road, Birchington, Kent CT7 9RE Telephone: 01843 841123 Email: admin@clarke-crittenden.com

Property Particulars

RAMSGATE, KENT

8 HIGH STREET, CT11 9AG

SHOP TO RENT - PRIME HIGH STREET, RAMSGATE



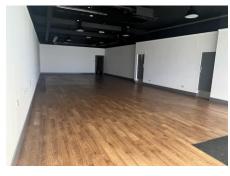
LOCATION

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.

DESCRIPTION

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

Total	200.20 sq m	2,155 sq ft
Ground Floor	143.71 sq m	1,547 sq ft
First Floor	56.49 sq m	608 sq ft
Gross Frontage	8.29 m	27 ft 2 in
Internal Width	7.83 m	25 ft 8 in
Shop Depth	19.90 m	65 ft 4 in
Net Frontage	7.12 m	23 ft 4 in



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 £30,000 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 .

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

ENERGY PERFORMANCE RATING

The property has an EPC rating of .

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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