

RAMSGATE, KENT

12 SCHOOL LANE, CT11 8QX

LARGE OFFICE TO RENT - SCHOOL LANE, RAMSGATE



LOCATION

The property is situated on a residential road close to local shops and amenities. The open spaces of Boundary Park are within easy reach. Transport links are provided by Ramsgate rail station.

DESCRIPTION

The premises comprise of ground, first and second floor space with the following net internal floor areas,

Ground Floor	244.33 sq m	2,630 sq ft
First floor	215.25 sq m	2,317 sq ft
Second Floor	107.40 sq m	1,156 sq ft
Total	566.99 sq m	6,103 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 **£30,000 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 £13,500.

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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