FOR SALE

FREEHOLD INVESTMENT COMMERCIAL BUILDING



33 High Street, Ramsgate, Kent CT11 9AG

Price **£330,000**

Property Type	Size	Tenure
COMMERCIAL BUILDING	5,005 SQFT	FREEHOLD

Borough	Planning Granted	Existing Use
RAMSGATE	NO	CLASS E

www.whozoo.co.uk 0333 200 8330 info@whozoo.co.uk

Tenanted

YES

Local Train Stations

Ramsgate Ferry (0.5 miles)
Ramsgate (0.7 miles)
Dumpton Park (0.8 miles)

VAT Applicable

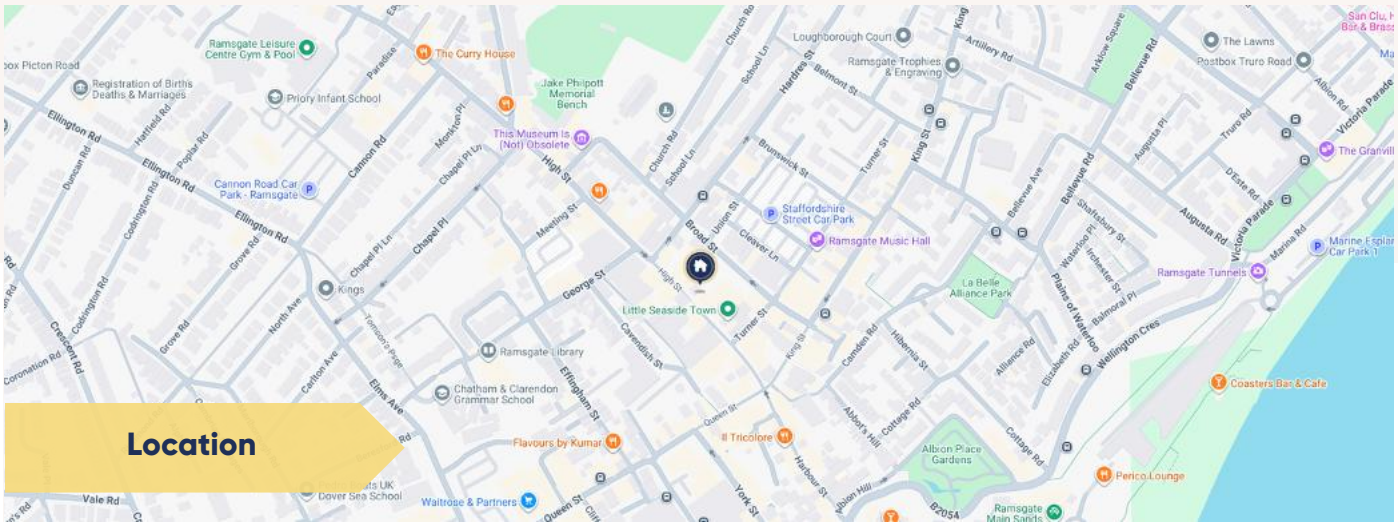
NO

Rateable Value

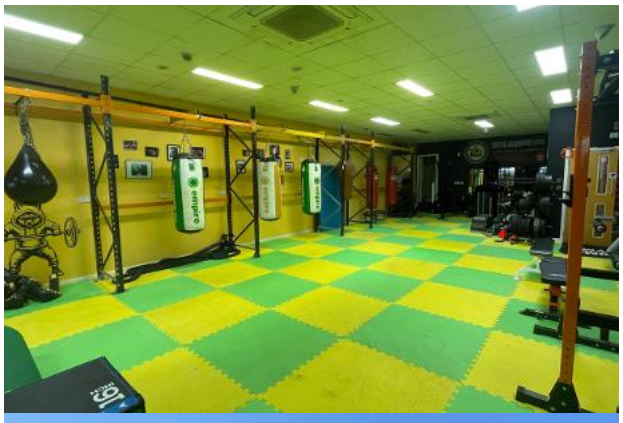
£28,250

EPC

E



Location





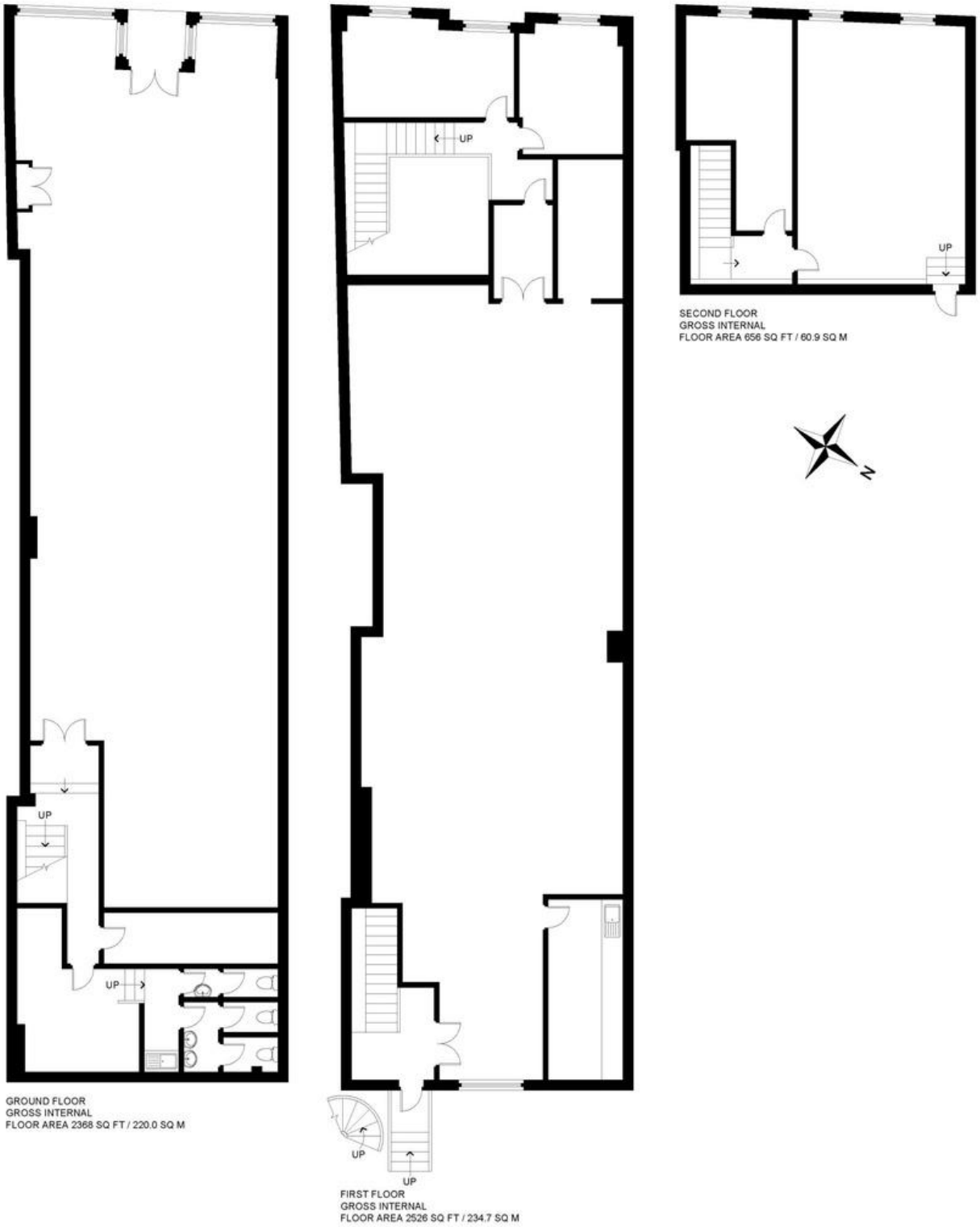
Additional Information

This modern, self-contained building is arranged over three floors and was formerly occupied by a fashion retailer. The premises benefit from direct street access as well as a rear entrance via a gated, shared parking area, which supports day-to-day operations and provides an additional level of security.

The current tenant occupies the entire ground floor, operating a food takeaway business to the front and a children's soft play facility to the rear. The first floor is sub-let via the tenant to an independent gym operator, while the second floor is utilised for storage.

The property generates an annual rental income of £29,000, with the lease due to expire in February 2033.

FLOORPLANS



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2368 SQ FT / 220.0 SQ M

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 2526 SQ FT / 234.7 SQ M

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT / 60.9 SQ M

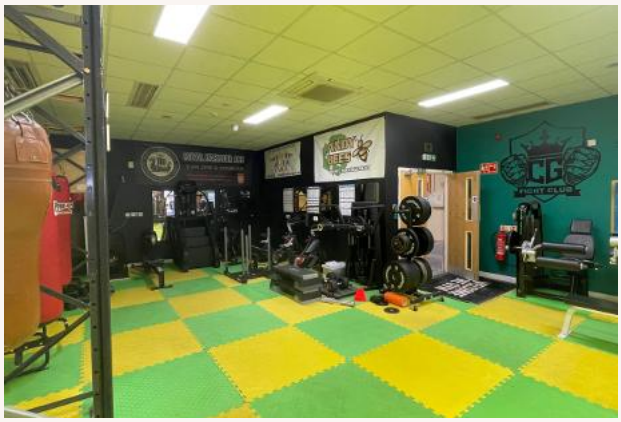
HIGH STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5550 SQ FT / 515.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

ADDITIONAL PHOTOGRAPHY

Current Property Front













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whozoo.
Commercial Property, Expertly Done

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- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themself by inspection, searches, enquiries, and survey as to the correctness of each statement.
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- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
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- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

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