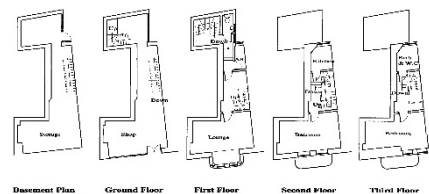


## Property Particulars

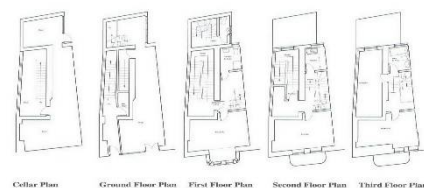
### RAMSGATE

50 HIGH STREET, CT11 9AG

### CENTRALLY LOCATED PRIME FREEHOLD BUILDING FOR SALE



#### Current Floor Plan



#### Proposed Floor Plan (stpp)

#### PLANNING

We understand that the property currently has planning for an A1 user under Town and Country Planning (Use Classes) Order 1987.

#### RATING

We understand that the Rateable Value of the whole is £5,550 in the 2010 Rating List.

#### VAT

The property is elected for VAT.

#### PRICE

We are instructed to offer this freehold property at a figure of **£295,000 (TWO HUNDRED AND NINETY-FIVE THOUSAND POUNDS)** subject to contract.

#### VIEWINGS

Strictly by previous appointment with Clarke & Crittenden.

**Tel:** 01843 841123

**Email:** [ian@clarke-crittenden.com](mailto:ian@clarke-crittenden.com)

#### SITUATION

The premises are situated in the pedestrianised area of High Street, close to the junctions of Hardres Street and King Street/Queen Street. There are pay and display parking car parks within a short walk of the property.

Nearby occupiers include Nationwide Building Society, Post Office, F Hines Jewelers and Peacocks clothing store.

#### DESCRIPTION

The property is in need of refurbishment throughout and is currently arranged as a ground floor and basement shop with kitchen and stores on the upper levels. The current owner had drawn up plans to have the 'in fill' built over to increase the floor area but planning has not been submitted for this extension, see plans.

We have taken our floor areas from the VOA which are as follows,

Basement	319 sq.ft	29.6 sq.m
Ground Floor	338 sq.ft	31.4 sq.m
First Floor	202 sq.ft	18.8 sq.m
Second Floor	233 sq.ft	21.6 sq.m
Third Floor	233 sq.ft	21.6 sq.m
<b>Total</b>	<b>1,324 sq.ft</b>	<b>123.0 sq.m</b>

#### Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.