

RAMSGATE

65/67 and 69 HIGH STREET, CT11 9RJ

MIXED USE FREEHOLD INVESTMENT FOR SALE



SITUATION

The property is located just off the pedestrianized stretch of Ramsgate High Street close to the junction of Hardres Street and George Street. Nearby occupiers include **Argos**, **F Hinds**, **Natwest** and **Nationwide** as well as many local retailers.

DESCRIPTION

The commercial premises are arranged over ground floor only providing the following net internal floor areas,

65/67 High Street

Ground Floor	835 sq ft	77.57 m ²
External Storage	739 sq ft	68.65 m ²

69 High Street

Ground floor	564 sq ft	52.40 m ²
--------------	-----------	----------------------

The upper floors comprise of 3 flats all let out on 6 months AST's.

BUSINESS RATES

We understand from the local authority that the business rates are as follows. 65/67 High Street are £13,250 and 69 High Street are £6,800

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.

CURRENT INCOME

The current total income equals **£34,860 per annum** which is split as follows,

65/67 High Street is currently let on a 4-year lease from October 2016 at a rental of £8,400 pax.

69 High Street is currently let on a 5-year lease from February 2015 at a rental of £7,200 pax.

The upper parts are currently split into 1 x 3 bed, 1 x 2 bed and 1 x 1 bed marionettes which are rented out on AST and bring in a total of £19,260 pax.

The properties also benefit from a small strip of land at the rear of the buildings.

PRICE

Offers are invited in the region of of **£650,000 FREEHOLD**, subject to contract.

VALUE ADDED TAX

VAT will be charged if applicable

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

James Crittenden

james@clarke-crittenden.com

Ian Crittenden

ian@clarke-crittenden.com

Note

Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited June 2017