

Property Particulars



RAMSGATE

5 HARDRES STREET, CT11 8QD

PROMINENT CORNER FREEHOLD BUILDING FOR SALE

SITUATION

The property is located on the corner of Hardres Street and Broad Street within 100 meters of Ramsgate High Street. Nearby occupiers include **Natwest Bank, Argos, Peacocks** and **Nationwide Building Society**.

Within 100 meters further away from the High Street is the Brunswick Street car park providing good parking facilities. In Hardres Street there are short term parking facilities. People using this car park pass No. 5 when going to the High Street.

DESCRIPTION

This prominent corner building comprised a ground floor shop with four car parking spaces.

The upper parts have been converted into nine residential flats all of which have been sold off on long leases. We have not had sight of any documentation but understand that the leases provide for a ground rent and full service charge/buildings insurance recovery.

The ground floor shop has a license from the council to sell alcohol. The shop is currently occupied on a short term licence and will be available with vacant possession.

The approximate dimensions are as follows:-

Ground floor

Retail Space	70.1 sq m	755 sq ft
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Please Note:

It should be noted that we have not measured the property and have adopted the floor areas from the Council's Business Rates.

PRICE

The **FREEHOLD** is available for **£325,000**, subject to contract.

RATING

The ground floor has a rateable value in the 2010 Thanet District Council rating list of £4,500.

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

USER

The ground floor of the property has A1 Retail user under the Town and Country Planning (Use Classes) Order 1987.

VIEWING

Viewing of the property strictly by previous appointment with Clarke & Crittenden Commercial

Telephone: 01843 841123
Email: ian@clarkecrittenden.com

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.

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