



Acquisitions, Lettings and Sales of all types of Commercial Property

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## Property Particulars

# RAMSGATE

5 NORTHWOOD ROAD CT12 6RR

## SELF CONTAINED OFFICE SUITE TO LET



### SITUATION

The property is situated in a prominent neighbourhood shopping parade just on the main road connecting Margate and Ramsgate. Westwood Cross shopping complex and other retail sheds including **Sainsbury, Debenhams, Marks & Spencer, Tesco Extra, Argos, PC World** and many more multiple stores are all within about a quarter of a mile.

### DESCRIPTION

The premises comprise of first floor and second floor office suits. The approximate dimensions are as follows:-

<b>First Floor</b>			
Arranged as two offices WC	28.5 sq m	306 sq ft	
<b>Second Floor</b>			
Arranged as two offices Kitchenette & WC	32.6 sq m	350 sq ft	
<b>TOTAL</b>	<b>61.1 sq m</b>	<b>656 sq ft</b>	

### TERMS

We are instructed to offer the whole premises on a new lease with term of to be agreed

### PLANNING

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

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### RENT

The passing rent is **£6,500 per annum** exclusive of rates.

### RATING

The premises have a rateable Value of £4,050 in the 2010 list. Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000.

### VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

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### 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. 080615