



Acquisitions, Lettings and Sales of all types of Commercial Property

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Property Particulars



RAMSGATE

12 CLIFF STREET CT11 9HS

REFURBISHED AIR CONDITIONED OFFICES

SITUATION

The premises are situated in a central position just off Queen Street where both national and local traders are represented including **DW Sports, Barclays bank, KFC** and **Waitrose supermarket**. The multi storey car park adjoins the premises.

DESCRIPTION

The property comprises of three office suites arranged at, basement, ground and first floor levels.

The approximate dimensions are as follows:

Basement	71.40 sq m	768 sq ft
Ground Floor	99.71 sq m	1,073 sq ft
First Floor	66.53 sq m	716 sq ft

TERMS

The accommodation is to be let on a floor by floor basis on flexible terms to be agreed.

FEES

The ingoing tenant is to be responsible for both parties legal fees incurred in this transaction.

RENT

We are instructed to offer these offices at the following guide rentals, subject to contract.

Basement	£6,144 pa	(£118 pw)
Ground Floor	£8,584 pa	(£165 pw)
First Floor	£5,728 pa	(£110 pw)

PLEASE NOTE: The quoted rents are **inclusive** of business rates.

VIEWING

Viewing **strictly by previous appointment** with Clarke & Crittenden Commercial.

Offices Department

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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.