

## Property Particulars

# RAMSGATE

23 KING STREET, CT11 8NP

## A1 SHOP TO LET ON A NEW LEASE



### LOCATION

The premises are located on King Street, close to the junction with Broad Street. The premises benefit from being opposite one of the towns main taxi ranks as well as the one of the towns bus stops. Nearby occupiers include **Iceland**, **Coral** and **McDonalds**.

### DESCRIPTION

The property has accommodation arranged over ground floor. The property has the following approximate net internal floor areas,

Net frontage	3.30 m	10 ft 10 in
Gross Frontage	4.85 m	15 ft 11 in
Internal Width (Max)	4.60 m	15 ft 1 in
Shop Depth	14.77 m	48 ft 5 in

Ground Floor	65.53 sq m	705 sq ft
Basement (Void)		

**TOTAL 65.53 sq m 705 sq ft**

### LEASE

The property is available by way of a new Effective Full Repairing and Insuring lease on terms to be agreed

### RENT

We have been instructed to offer the premise at a rental of **£12,500 pax**, subject to contract.

### DEPOSIT

A rent deposit may be required

### BUSINESS RATES

The property has a rateable value of £5,700 in the current (2017) business rates list.

**Note:** Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

### ENERGY PERFORMANCE

The property has been rated within Band D. A copy of the Report is available on request.

### TIMING

Subject to vacant possession

### VALUE ADDED TAX

VAT will be charged if applicable

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

James Crittenden

[james@clarke-crittenden.com](mailto:james@clarke-crittenden.com)

Ian Crittenden

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

**OCTOBER 2017**

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