

## Property Particulars



# RAMSGATE

42 HIGH STREET, CT11 9AG

## PROMINENT RETAIL PREMISES TO LET IN PRIME LOCATION

### SITUATION

The premises are situated in a prime trading position in the pedestrianised area of the High Street. Close by there are both long and short stay car parks.

Traders close by include **BrightHouse, Specsavers, Peacocks, Argos, Greggs the bakers, Bright House and Hinds Jewellers.**

### DESCRIPTION

The premises are arranged over basement, ground, first, and second floors. The ground floor benefits from double fronted shop front and the upper floors and basement are currently used for storage, accessed

The approximate dimensions are as follows:-

|                    |             |             |
|--------------------|-------------|-------------|
| Ground Floor Sales | 118.60 sq m | 1,276 sq ft |
| Basement           | 105.21 sq m | 1,132 sq ft |
| First Floor        | 69.90 sq m  | 752 sq ft   |
| Second Floor       | 149.10 sq m | 1,604 sq ft |

**TOTAL 442.81 sq m 4,764 sq ft**

(\* Please note the measurements have been taken from the VOA Business Rates website)

### TERMS

The whole property is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.



GENERAL VIEW OF HIGH STREET

### RENT

The property is available at a rental at **£39,000 per annum exclusive**, subject to contract.

### RATING

The rateable value for the whole property is £37,750.

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

### FEES

The ingoing tenant is to be responsible for all legal costs incurred in this transaction.

### VIEWING

Strictly by appointment with Clarke & Crittenden Commercial.

Tel: 01843 221777

E-Mail: [admin@clarkecrittenden.com](mailto:admin@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.

16.03.2012  
Ref: 42HS - DE