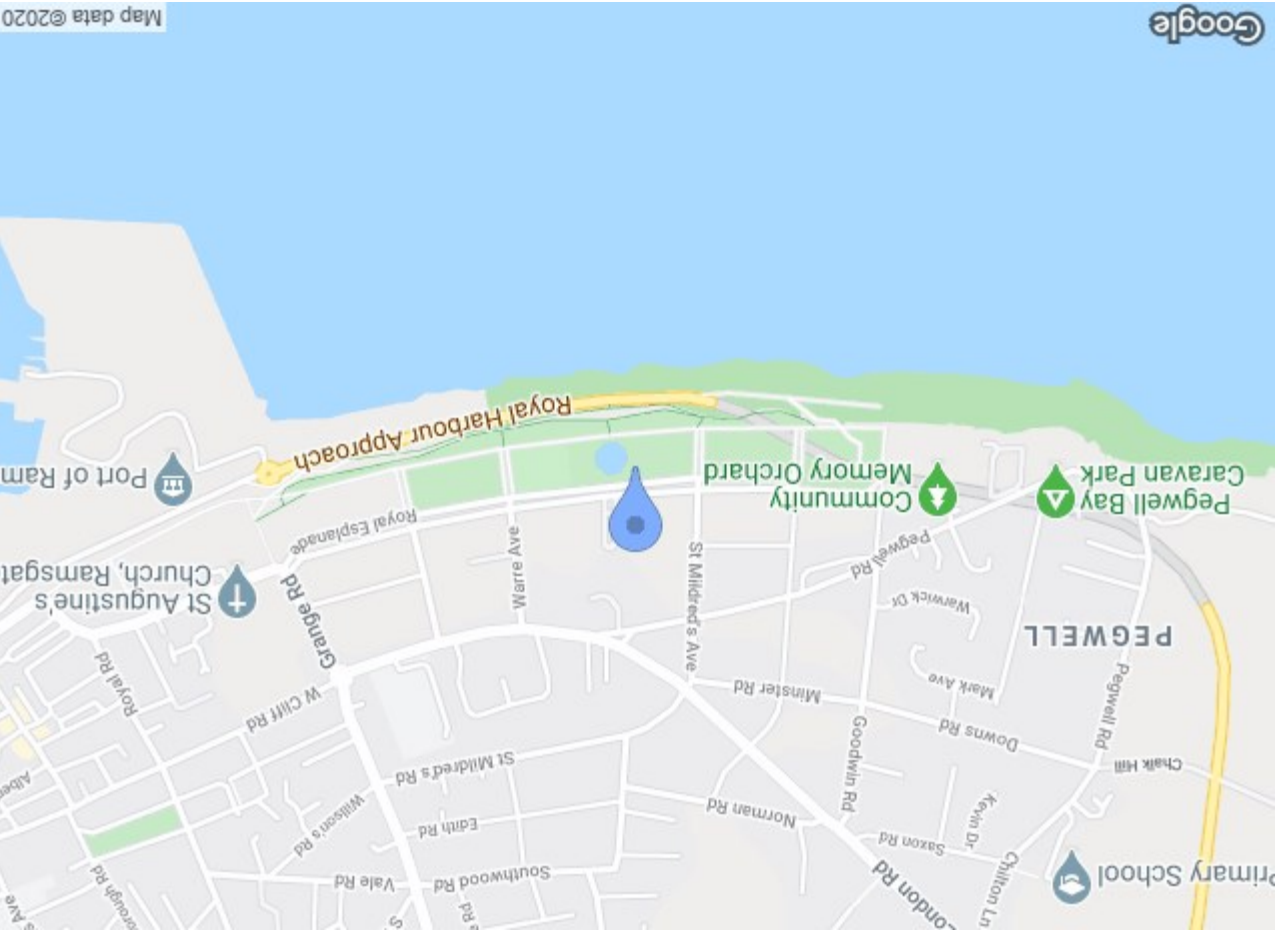




Energy Efficiency Rating	
Current	Potential
45	47

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-54)
D (55-68)	D (55-68)
E (31-54)	C (69-80)
F (21-30)	B (81-91)
G (1-20)	A (92 plus)

EU Directive 2002/91/EC
England & Wales



RAMSGATE



44/46 Ramsgate, Kent, CT11 9EF
 01227 499500 e: Commercial@milesandbarr.co.uk



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



THE BOATING POOL ROYAL ESPLANADE
 RAMSGATE

£225,000

ABOUT

Miles and Barr Commercial are delighted to market this unique, Grade II listed, commercial property located directly on the seafront! The property is split into two halves, with one side being run as a licensed restaurant/cafe, with a separate room for slot machines and amusements. The other half is currently set up as a bar, with an additional large room. Between the two buildings is a large boating pool, and there is a children's outdoor play area and go kart track. There is plenty of scope for creating more business.

Located on the West side of Ramsgate, on the Royal Esplanade, with fantastic sea views, ideal for walkers and plenty of parking on the wide road for cars and coach parties.

The lease of the property is being offered, with the local council being the freeholder. The annual rent is approx. £10,500 per annum.

This is a great opportunity to purchase a business in an up and coming area of Thanet. Call Miles and Barr today to book a viewing.

DESCRIPTION

- Large restaurant
- Slot machine and games room
- Commercial kitchen
- Customer Toilet Facilities
- Second large building split into bar and room
- Boating pool
- Go Kart Track
- Childrens play area

- Grade II listed
- Restaurant and amusement area
 - Commercial kitchen
- Main restaurant building approx 318 square metres
 - Second large building
 - Boating pool
 - Go Kart track
 - Childrens play area
 - Renewable lease
 - Great potential!

LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George IV in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

The town is steeped in history with associations to many well known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre.

The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.

