



Commercial Leisure Opportunity

LOCATION

Ramsgate is a seaside town in the county of Kent with a population of approximately 80,000 located approximately 20 miles north of Dover and 16 miles east of Canterbury. Ramsgate is undergoing a renaissance similar to Broadstairs and Margate, emerging as a coastal cultural hotspot with a significant music and arts scene, international film locations, and festivals each year. This, along with its HS1 fast train, links into London in just over an hour, is helping the area reclaim its reputation for tourism, lifestyle, culture, food and drink, and entertainment.

The multi-billion investment in transport infrastructure has also brought many new people to the area, with over 100,000 commuters using the service from Kent to London and back. There is also significant new home development, as the area has been earmarked by the government for significant ongoing housing developments. This is bringing more inward investment, people and families to the area who want to be near London but enjoy Kent's leisure coast and lifestyle.

ACCOMMODATION

Perfectly positioned for easy access, the Royal Sands development is 10 metres from Ramsgate Main Sands Beach, 2 minutes walk from Ramsgate Royal Harbour and twenty minutes walk from Ramsgate Train Station.

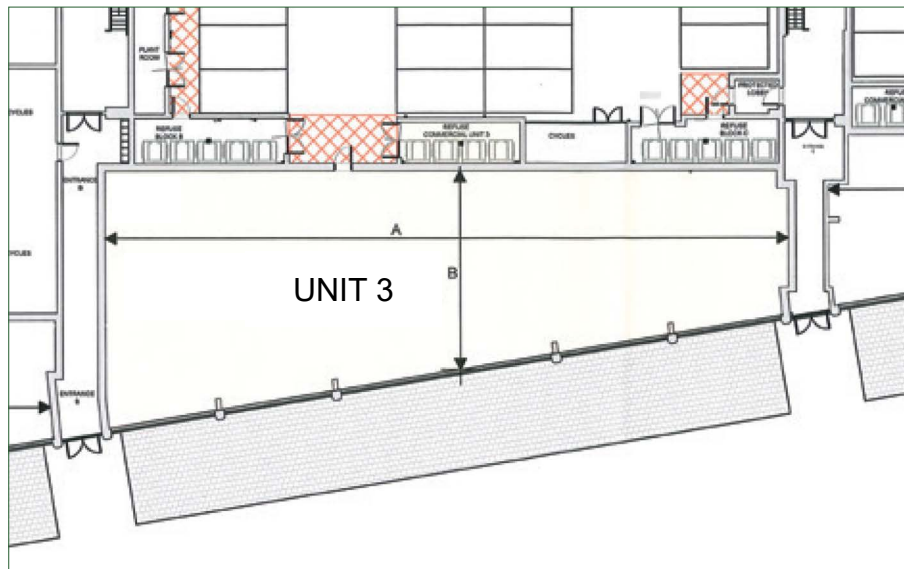
Unit 1	Perico Lounge	320 sq m	3,443 sq ft
Unit 2	In Negotiations	324 sq m	3,487 sq ft
Unit 3	Available	408 sq m	4,391 sq ft
Unit 4	Available	265 sq m	2,852 sq ft
Unit 5	Under Offer	136 sq m	1,463 sq ft



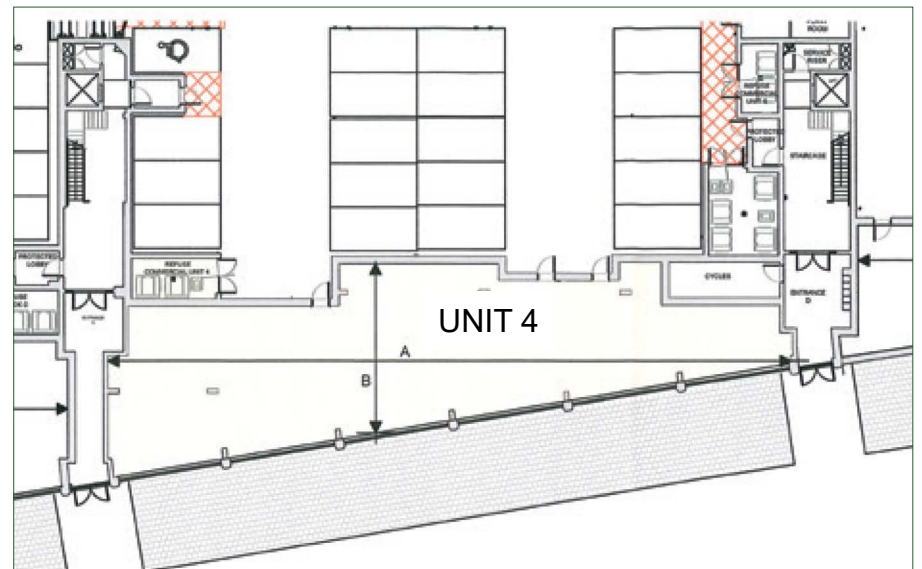
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Unit D, The Potteries, Linden Close, Tunbridge Wells, Kent, TN4 8FP • 01892 515001

UNIT 3



UNIT 4



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EPCS & RATEABLE VALUES

To be assessed.

TERMS

Rent on application.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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