

Ellington Infant School Nursery
High Street, St Lawrence, Ramsgate, CT11 0QH

 **SIBLEY PARES**
CHARTERED SURVEYORS & ESTATE AGENTS



- Outside play space
- Ability to utilise school facilities
- Separate entrance gates

Day Nursery
TO LET
125.6 m² (1,352 sq ft)

LOCATION

The property is located in the St Lawrence area of Ramsgate, to the north west of the town centre and on the south side of the High Street.



It is situated within the ground of the Ellington Infant School but aside from accessing via the school car park, it is self contained.

DESCRIPTION

The building has tarmac playground and some small timber decking area and is divided from the school via a picket fence.

This cabin provides nursery space, storage, has toilet and kitchen facilities. They have uPVC doors, combination of lino and carpet flooring, electric heating, and an intercom to the school front door (if required).

ACCOMODATION

Having measured the premises we calculate it has the following floor areas:

GIA	sqm	sq ft
Cabin – rear	125.6	1,352
Total	125.6	1,352

CONDITION

The space is ready to be occupied but could benefit from some redecoration in places.



TERM AND RENT

The property is available To Let by way of a new effective Full Repairing Insuring Lease for a term to be agreed. Our client is seeking to achieve a rent of £13,000 per annum.

RATEABLE VALUE

We understand only one of the cabins has been assessed and has a Rateable Value of £8,200. The tenant is to notify the Local Authority on occupation for the second cabin.

VAT

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

UTILITIES

The services are submetered and charged back based on usage.



EPC

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LEGAL COSTS

The incoming tenant to pay its own and the landlord's legal and professional costs.

For all Viewings and Enquiries contact:

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NOTE: Rental prices or any other charges are inclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.