



Development Opportunity – Freehold Available/New Lease

## LOCATION

Ramsgate is a seaside town in the county of Kent with a population of approximately 80,000. Ramsgate is approximately 20 miles north of Dover, the major ferry port for the South East of England. The town is also located 78 miles south of London and 16 miles east of Canterbury.

The town has good transport links. Ramsgate is connected to the national road network primarily through the A299 Thanet Way, which continues on to the M2/A2 for the M25 and London. The A256 provides a link to Dover and onwards to the M20 for the Channel Tunnel. Bus services within Ramsgate are provided by Stagecoach South East and also serve Broadstairs, Canterbury, Sandwich and Margate.

Nearby occupiers include **F.Hinds, Peacocks, Santander, Bonmarche, Card Factory, Poundland, Boots, Specsavers** and **Holland & Barrett**. Ramsgate Royal Harbor Marina has berths for 700 boats and is the focal point of much activity in the town.

## ACCOMMODATION

The property is arranged over ground and first floors with the following approximate dimensions and gross internal floor areas:

Ground Floor	822 sq m	8,850 sq ft
First Floor	90 sq m	965 sq ft
<b>Total GIA</b>	<b>912 sq m</b>	<b>9,815 sq ft</b>

## TERMS

The property is available by way of a new effectively repairing and insuring lease for a term to be agreed, at a commencing rent of **£70,000 per annum exclusive**.

Alternatively the freehold with vacant possession is available – **offers in excess of £750,000**.

## ENERGY PERFORMANCE CERTIFICATE

A new EPC has been commissioned and will be available upon request.

## PLANNING/DEVELOPMENT POTENTIAL

The property on the adjacent corner at 60/68 High Street and 1/11 George Street has planning permission for redevelopment as a 4 storey building to comprise retail space together with 34 residential flats above, without parking and no requirement for affordable housing.

Subject to planning, it is believed that there may be potential for a similar nature development to be undertaken on the subject premises.

## RATING ASSESSMENT

Rateable Value from 2026                      £56,500

Prospective occupiers should make their own enquiries to verify this information.

## 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 agents:-

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Subject to Contract and Exclusive of VAT



