

## Property Particulars

### RAMSGATE, KENT

30 KING STREET, CT11 8NT

### WELL LOCATED SHOP TO LET



#### TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

#### RENT

We have been instructed to offer the premise at **£12,000 per annum exclusive**, subject to contract.

#### DEPOSIT

A rental deposit will be required dependent on trading history

#### BUSINESS RATES

The property has a rateable value of £3,900.

*Note: Prospective tenants are advised to make their own enquiries with the local authority.*

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of G.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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#### LOCATION

The premises are located on King Street, close to the junction with Broad Street. The premises benefit from being opposite one of the towns main taxi ranks as well as the one of the towns bus stops. Nearby occupiers include Iceland, Coral and McDonalds.

#### DESCRIPTION

The property has accommodation arranged over ground and first floor. The property has the following approximate dimensions net internal floor areas,

Gross Frontage	5.54 m	18 ft 2 in
Net Frontage	4.75 m	15. ft 7 in
Internal Width	4.93 m	16 ft 2 in
Shop Depth	6.93 m	22. ft 9 in
Ground Floor	28.24 sq m	304 sq ft
First Floor	20.81 sq m	224 sq ft
<b>Total</b>	<b>49.05 sq m</b>	<b>528 sq ft</b>



Regulated by RICS

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