

PROMINENT CLASS E  
FREEHOLD FOR SALE

RAMSGATE

53 HIGH STREET

**Description**

Ramsgate is a seaside town in the district of Thanet in East Kent. The town enjoys good road communications being easily accessible from the M2 via the A299 with direct highspeed rail services into London St. Pancras with a journey time of 1 hour 10 minutes

The property is situated on a prominent corner position in High Street with nearby retailers including **Specsavers, Card Factory, Nationwide Building Society** and **Savers**.

Please refer to the attached copy of the street traders plan for further details.

**Accommodation**

The premises are Grade II Listed and are arranged as a ground floor banking hall with basement, mezzanine, first and second floors, providing the following approximate areas:

<b>Ground Floor Sales</b>	998 sq. ft.	(92.71 sq. m)
<b>Ground Floor Ancillary</b>	271 sq. ft.	(25.17 sq. m)
<b>Basement Ancillary</b>	433 sq. ft.	(40.22 sq. m)
<b>First Floor Ancillary</b>	878 sq. ft.	(81.56 sq. m)
<b>Mezzanine Ancillary</b>	84 sq. ft.	(7.80 sq. m)
<b>Second Floor Ancillary</b>	865 sq. ft.	(80.36 sq. m)
<b>Total</b>	<b>3,529 sq. ft.</b>	<b>(327.85 sq. m)</b>

Plans of the accommodation are available on request.

**User**

The premises currently falls under Class E use.

**Terms**

The property is offered to the market with vacant possession seeking offers in excess of **£170,000**.

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



**Business Rates**

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£18,000
<b>UBR (24/25)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

**EPC**

The property has an EPC rating of C 75. A full report is available upon request.

**Legal Costs**

Each party to pay their own legal fees incurred in this transaction.

**Viewing**

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Darren Coleman** **07970 796470**  
darren.coleman@greenpartners.co.uk

**Will Civil** **07950 700182**  
will.civil@greenpartners.co.uk

In partnership with:



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

Experian Goad Plan Created: 25/07/2024  
Created By: Green and Partners



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