

4 WEEK COMPLETION



**SITUATION**

Occupying a town centre position near a **Sports Direct**, **Waitrose** and **Your Move** and fronting a multi-storey car park and being opposite a new **Loco Convenience Store (currently fitting out)**.

Ramsgate is a popular East Kent coastal town some 17 miles north-east of Canterbury and 20 miles north of Dover with easy access via the A293 which provides access to the A2 and M2 Motorway.

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	18'10"
Internal Width	16'11"
Shop Depth	29'2"
Built Depth	47'2"
WC	

**VAT is payable in respect of this Lot (TOGC available)**

**£10,000 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**TENURE**

**Leasehold for a term of 999 years from December 2014 at a peppercorn ground rent.**

**TENANCY**

The property is let on a full repairing and insuring lease to **Mr S. Baggott as a Fishmongers** for a term of 5 years from 4th June 2013 at a current rent of **£10,000 per annum** exclusive.

**Rent Review 2016**



View along Queen Street

**VENDOR'S SOLICITORS**  
Salesh LLP - Tel: 0161 434 9991  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts