



SITUATION

Located in this pedestrianised section of the town's main retail thoroughfare, near to the junction with York Street, less than 200 yards from **Waitrose** and close to branches of **Thomas Cook, William Hill, Cancer Research UK, KFC, Barclays, Lloyds, Halifax, CEX** and a host of local traders. In addition, there is a street market on Fridays and Saturdays.

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

An end of terrace building comprising a **Ground Floor Shop (with trap door access to a Basement)** and internal access to **Ancillary Accommodation** on first and second floors.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"
Internal Width	16'10"
Shop Depth	24'3"

Basement (Not inspected)

First Floor Ancillary Area	Approx. 225 sq ft plus WC
Second Floor Ancillary Area	Approx. 200 sq ft plus WC

TENANCY

The entire property is let on a full repairing and insuring lease to **S. H. Dunne and S. L. Bonny (with 2 personal guarantors until December 2021) as a Florist** for a term of 10 years from 25th December 2016 at a current rent of **£13,500 per annum** exclusive.

Rent Review 2021

Note 1: There is a £3,150 (incl. VAT) Rent Deposit held.

Note 2: There is a side door on Queen's Court that leads into the rear of the shop which could enable the upper part to be self-contained, subject to possession and the necessary consents.



£13,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

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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 £750 (including VAT) upon exchange of contracts