

# Terence Painter

ESTATE AGENTS

- Mixed Commercial & Residential Investment Property
- Town Centre Location
- Shop Let at £10,000 Per Annum
- One x One Bedroom Vacant Flat
- One x Two Bedroom Vacant Flat
- Near to Harbour Front



**5 Harbour Street, Ramsgate, Kent. CT11 8HA.**

**Freehold £425,000**

FREEHOLD MIXED INVESTMENT PROPERTY LOCATED IN PRIME TOWN CENTRE LOCATION

This substantial mixed commercial and residential property is located in the heart of busy Harbour Street, Ramsgate, just a short distance from the Royal harbour and High Street. The property comprises a shop premises trading as a bakers at ground floor and basement levels which are currently let at £10,000 per annum.

On the upper levels with separate access from the rear are two self-contained duplex flats comprising one x one bedroom with a roof terrace, and one x two bedroom with internal lift. Both flats are currently vacant.

Viewings are strictly by appointment. For your viewing appointment please contact the agents Terence Painter on 01843 866866.

The Shop Premises

Entrance

Ground floor entrance with glazed front door and double fronted windows.

Shop Retail Area

8.09m x 4.87m (26' 7" x 16' 0") Doorway leading to kitchen/preparation area.

Kitchen/Preparation Area

4.63m x 1.85m (15' 2" x 6' 1") Stainless steel sink unit. Worksurface area. Wash hand basin. Doorway to stockroom.

Stock Room/Storage Area

4.63m x 4.18m (15' 2" x 13' 9") Steps leading down to basement. Hot water cylinder. Built in storage cupboard. Doors to WC and rear lobby with rear access.

W.C.

Fitted with low level w.c. and wash hand basin. electric water heater.

Basement Storage

8.17m x 4.90m (26' 10" x 16' 1")

CEPC Rating 58 - Band C

The Flats

Accessed from the rear via Albert Court

Shared front door leading to lobby with door to shop premises and door leading to the flats. Stairs leading to first floor level, hallway with private front doors to both flats.

Flat 1- One Bedroom Duplex unit - vacant (address Flat1, 31 Albert Court)

Hallway

Doors leading to Living Room/kitchen and W.C. Stairs to upper floor level.

Living Room/Kitchen

4.74m x 3.58m (15' 7" x 11' 9") Open plan living room and kitchen with French doors to rear opening to form a Juliette balcony and double glazed window to side. Fitted with white glass units. Electric oven, gas hob over and extractor above. Stainless steel sink unit inset to work surface area. Laminate flooring. Radiator.

W.C.

Double glazed window to side. Fitted with low level w.c. and pedestal wash hand basin. Radiator. Extractor. Laminate flooring.

Second floor

Landing

Double glazed window to side. Radiator. Storage cupboard.

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**Bedroom**

4.65m x 3.16m (15' 3" x 10' 4") Double glazed French doors leading out onto a private roof terrace. Radiator. Fitted carpet.

**Roof Terrace**

4.68m x 2.84m (15' 4" x 9' 4") With glass safety/privacy screen.

**Shower room/W.C.**

2.34m x 1.45m (7' 8" x 4' 9") Fitted with shower cubicle. pedestal wash basin and low level w.c. Extractor. laminate flooring. Radiator

**Council Tax Band A**

**EPC Rating - 57 Band D**

**Flat 2 - Two bedroom Duplex unit- vacant (address Flat 2, 31 Albert Court)**

**Hallway**

With stairs leading up to second level. Doors to kitchen and living room. Radiator.

**Kitchen**

3.48m x 3.17m (11' 5" x 10' 5") Double glazed window to side. Tiled floor. Fitted with a range of white gloss units. Single drainer stainless steel sink unit. Breakfast bar. Gas hob with extractor over and space for oven under. Wall mounted gas fired boiler. Space for fridge freezer.

**Living Room**

5.35m x 5.06m (17' 7" x 16' 7") Two casement windows to front, both opening up to form Juliette balconies. Fire surround and hearth. Two wall lights. Fitted internal 'Stiltz' lift system providing direct access to bedroom above. Two radiators. Open square archway to kitchen.

**Second Floor**

**Landing**

Hatch to loft. Radiator.

**Bedroom One**

5.04m x 4.36m max (16' 6" x 14' 4" max) Two sash windows to front. Radiator. Access to internal lift.

**Bedroom Two**

4.02m x 3.64m max (13' 2" x 11' 11" max) Double glazed window to side. Radiator. Fitted shower cubicle.

**Bathroom/W.C.**

2.21m x 1.68m (7' 3" x 5' 6") Fitted with panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Chrome towel rail radiator. Extractor. Tiled floor.

**Council Tax Band A**

**EPC Rating - 61 Band D**

**Shop Tenancy**

The shop premises are currently let on an informal agreement with a monthly rental of £833 (£10,000 per annum), including building insurance, exclusive of business rates. We understand that the tenant is prepared to enter into a more formal arrangement if required.

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### Anti Money-Laundering Checks

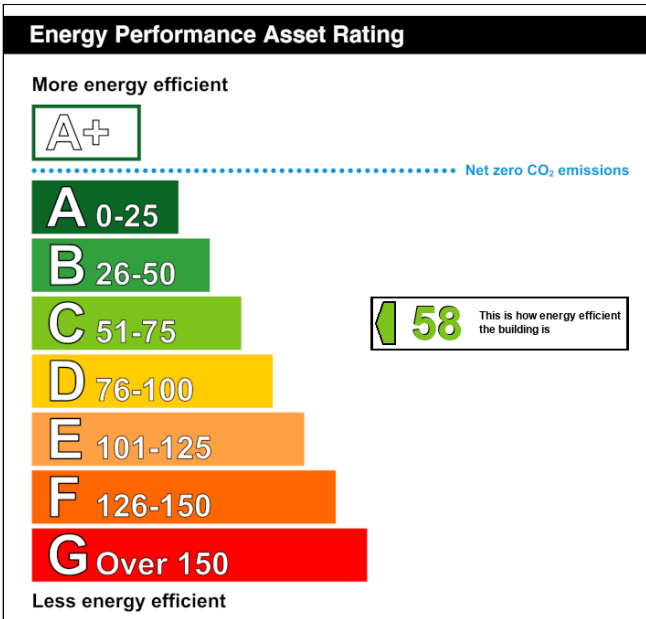
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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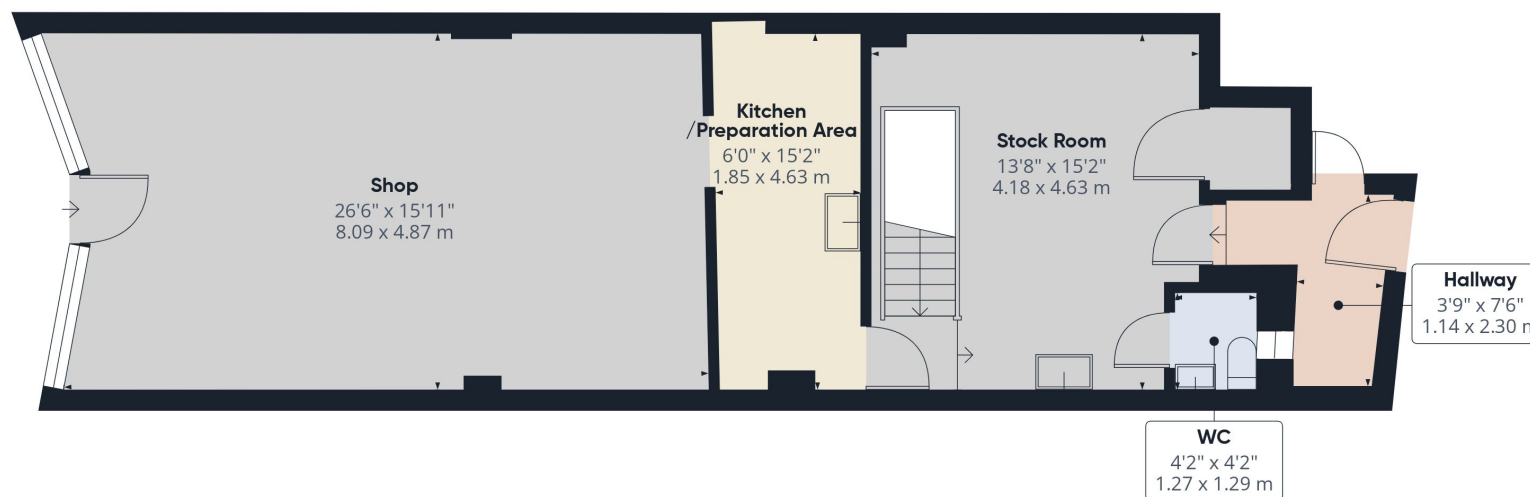
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Floor -1



Ground Floor

Approximate total area<sup>(1)</sup>

1208 ft<sup>2</sup>

112.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

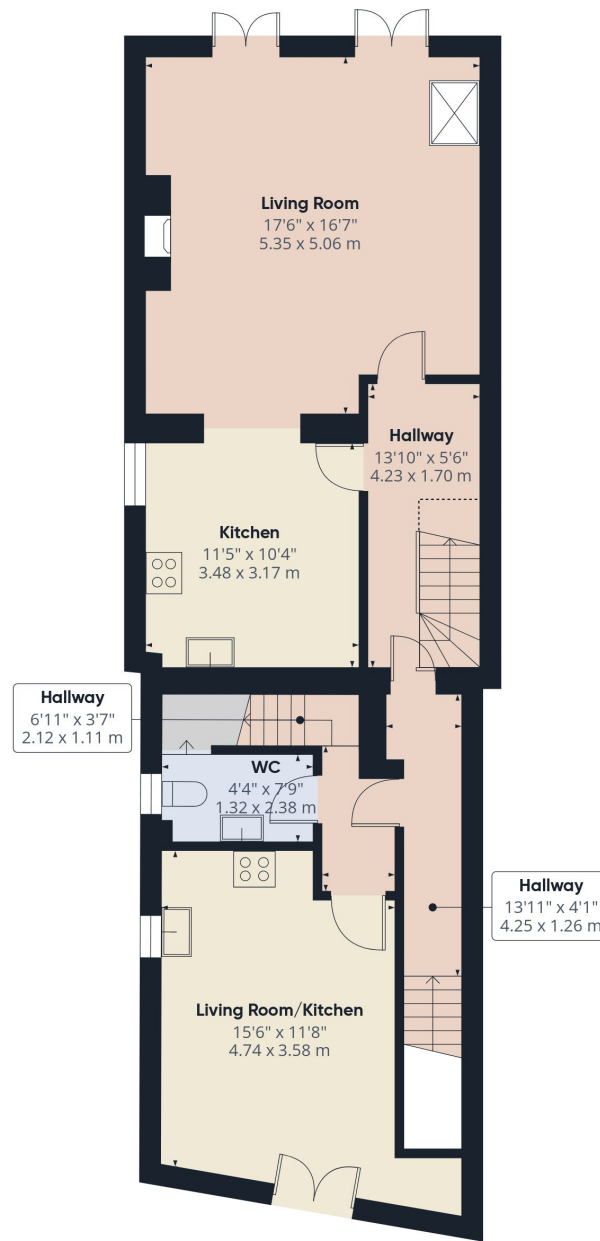
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Floor 1

**Approximate total area<sup>(1)</sup>**

792 ft<sup>2</sup>

73.6 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

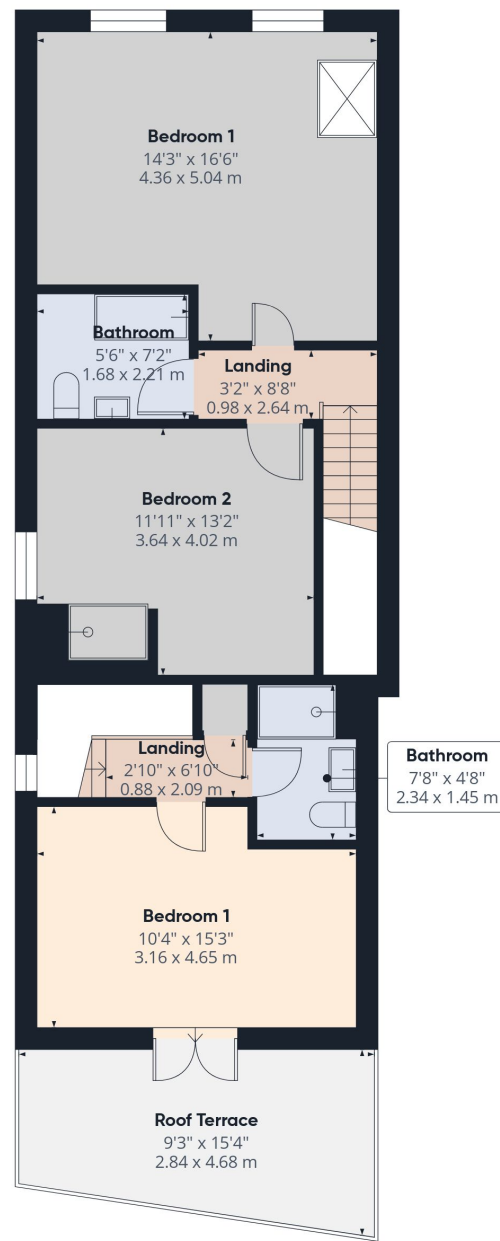
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Floor 2

#### Approximate total area<sup>(1)</sup>

636 ft<sup>2</sup>

59.1 m<sup>2</sup>

#### Balconies and terraces

125 ft<sup>2</sup>

11.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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