

Terence Painter

ESTATE AGENTS



- Spacious Detached Commercial Premises
- Site Area of Approx. 0.2 Acres (800m²)
- NIA Approx. 403 m² (4,343sqft).
- Investment or Redevelopment Potential (STPP)
- Twenty Offices/Rooms Over Two Floors
- Prominent Corner Position
- Passenger Lift
- Parking for up to Twelve Vehicles



100 Newington Road, Ramsgate, Ramsgate. CT126EW.

Freehold £900,000

SUBSTANTIAL DETACHED COMMERCIAL PREMISES LOCATED ON A PROMINENT CORNER POSITION, WITH INVESTMENT OR REDEVELOPMENT POTENTIAL

This detached two storey premises is located on a busy position on the corner of Newington Road and Beaufort Avenue, Ramsgate. Currently used as a doctor's surgery the property could be suitable for investment or lend itself to a number of alternative uses or redevelopment, subject to any necessary planning consents. The site extends to approx. 0.2 acres (800m²).

The building offers a Net Internal Floor Area of approx. 403 m² (4,343sqft). The ground floor is currently arranged with two entrance lobbies, a large reception/waiting area, reception office, further administration office, further waiting area and seven consulting/treatment rooms, two W.C.s and a sluice room. The first floor level is accessed via two sets of stairs and a lift. On the first floor are eleven further rooms and two W.C.s.

At the rear of the property with access from Beaufort Avenue is a car park for up to eight vehicles and to the front of the property with access via Newington Road is additional parking for four vehicles. The property also benefits from an enclosed courtyard garden to the rear and walled landscaped grounds to the side.

Viewings are strictly by appointment with the sole selling agents Terence Painter.

Ground Floor

Entrance Lobby

Waiting Room

Reception Office

Admin Office

Consulting Room 1

Consulting Room 2

Consulting Room 3

Consulting Room 4

Treatment Room 1

Treatment Room 2

Second Waiting Room

Nurses Office

Ladies/Disabled WC

Gents WC

Newington Road Entrance Lobby

First Floor

Consulting Room 1

Consulting Room 2

Consulting Room 3

100 Newington Road, Ramsgate, Ramsgate. CT126EW.

£900,000

Staff Room

Consulting Room 4

Office 1

Office 2

Office 3

Office 4

Office 5

Office 6

Ladies WC

Gents WC

Exterior

Gardens

There is a walled entrance garden area with access via Beaufort Avenue and a small courtyard garden to the rear.

Parking

Located at the rear with access via Beaufort Avenue is a car park for up to eight vehicles. At the front of the property, with access via Newington Road is further parking for four vehicles.

Agents Notes:

- The vendors are seeking unconditional or conditional offers.
- The property is to be sold with vacant possession, subject to a notice period being served by the existing occupiers.

Business Rates

The current Rateable Value is £16,250.



100 Newington Road, Ramsgate, Ramsgate. CT126EW.

£900,000

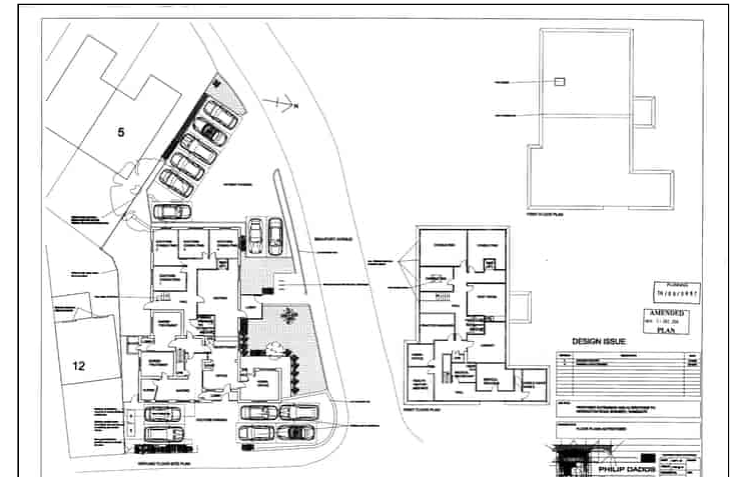


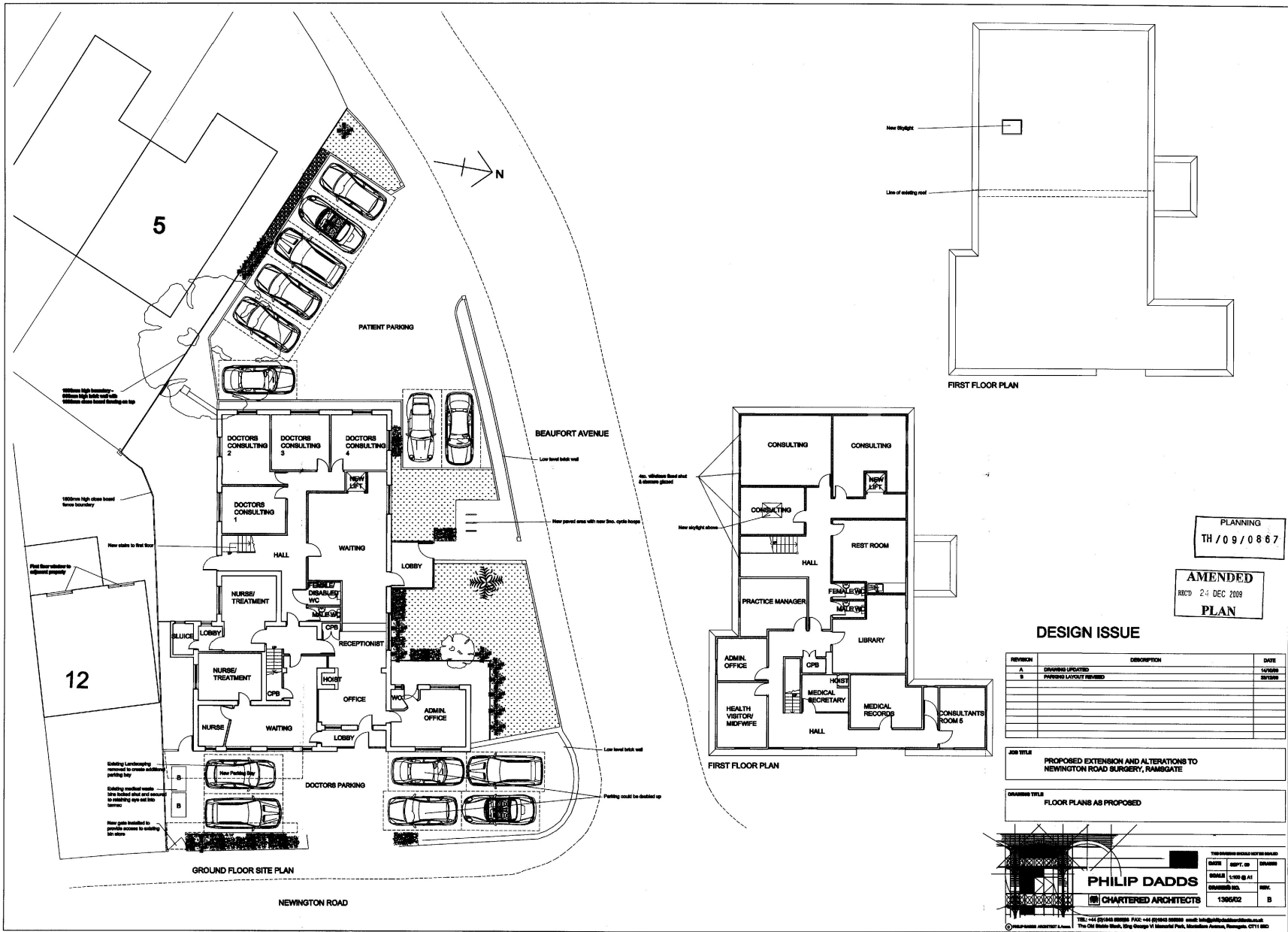
Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.





PLANNING
TH/09/0867

AMENDED
REVISED 24 DEC 2009
PLAN

DESIGN ISSUE

REVISION	DESCRIPTION	DATE
A	DRAWING UPDATED	14/12/09
B	PARKING LAYOUT REVISED	22/12/09

JOB TITLE
PROPOSED EXTENSION AND ALTERATIONS TO
NEWINGTON ROAD SURGERY, RAMSGATE

DRAWING TITLE
FLOOR PLANS AS PROPOSED

PHILIP DADD'S
CHARTERED ARCHITECTS

182-144 (0)144 866 866 FAX: +44 (0)144 866 866 email: info@phillipdadds.co.uk
The Old White Barn, Big Green 11 Mansel Park, Hove, Brighton, East Sussex, BN1 2LD

136502 B

100 Newington Road, Ramsgate, Ramsgate. CT126EW.

£900,000