



# Terence Painter

ESTATE AGENTS

- Unique Freehold Detached Property
- Suitable For Various Uses (STPP)
- Ideal Studio, Gallery, Salon or Café
- Town Centre Location
- Close to Waitrose
- High Ceilings Throughout
- Adjacent to Car Park
- Ideal Commercial Investment
- For Sale By On-line Auction



**The Hub, 77 Queen Street, Ramsgate, Kent. CT119EJ.**

**Freehold For Sale by Auction - Guide Price £105,000**

FOR SALE BY ONLINE AUCTION - AUCTION CLOSES 12NOON MONDAY 9TH JUNE - A TRULY UNIQUE TOWN CENTRE FREEHOLD DETACHED PROPERTY, LOCATED ADJACENT TO WAITROSE AND OFFERING A WEALTH OF OPPORTUNITIES

This single storey detached commercial property we are advised benefits from Class E use and could therefore lend itself to a wealth of commercial ventures including a studio, gallery, treatment rooms, coffee shop, or snack bar. The property has most recently been used as a pop-up events space, offices and a nail salon. The property might even be suitable as a live/work space, for residential use or as a take-away premises, subject to obtaining any necessary planning consents.

Located on a corner position opposite Waitrose with car parking adjacent, and just a few minutes walk from Ramsgate Harbour. The property is also close to schools, offices and a vast array of residential properties. The property has great potential having previously been granted planning permission for a first floor extension and for pavement tables, chairs and planters.

The property is being offered for sale by on-line auction with a guide price of £105,000 - Auction fees apply. The auction closes at 12noon on Monday 9th June. Full details of the auction bidding process and how to register are available on the Terence Painter website [terencepainter.co.uk/on-line-auctions](http://terencepainter.co.uk/on-line-auctions).

Viewing is by appointment with the selling agents Terence Painter Estate Agents on 01843 866866

## Ground Floor

### Entrance

Via single door with external wooden shutters leading into the main studio/office.

### Studio/Office

7.49m x 2.76m (24' 7" x 9' 1") Great open plan space with double glazed French doors with side windows and motorised external metal shutter opening to the southwest-facing pavement area. Double glazed window to side with both motorised metal shutter and external wooden shutters. Feature porthole window to rear. Tiled flooring. Inset ceiling lighting. Electric radiator. Cupboard housing electric meter and consumer unit. Opening to:

### Kitchenette

2.75m x 1.60m (9' 0" x 5' 3") Range of fitted cabinets. Two stainless steel sink units inset to wooden work surface area. Space and plumbing for a dishwasher and fridge-freezer. Tiled floor and part tiled walls. Porthole window to rear. Door leading to rear lobby.

### Rear Lobby

1.49m x 0.98m (4' 11" x 3' 3") Tiled floor. Double glazed door to rear courtyard and internal door to shower room/W.C.

### Shower Room/W.C.

1.61m x 1.49m (5' 3" x 4' 11") Stylish room with tiled floor and walls with feature cedar wood panelling. Fitted with shower cubicle with electric shower, low level W.C., and wash hand basin. Ultra-quiet extra fan. Hatch to large loft space.

### Courtyard

2.70m x 1.50m (8' 10" x 4' 11") Part fenced with access gate to street. Timber summerhouse/storage shed.

### Business Rates

The current Rateable Value is £6,000.

**The Hub, 77 Queen Street, Ramsgate, Kent. CT119EJ.**

**For Sale by Auction - Guide Price £105,000**

## Energy Performance Certificate

The property is exempt from requiring an Energy Performance Certificate.

## Planning Enquiries

All planning enquiries should be made to Thanet District Council Planning Department on 01843 577150 or to [planning.services@thanet.gov.uk](mailto:planning.services@thanet.gov.uk)

## Important Information

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

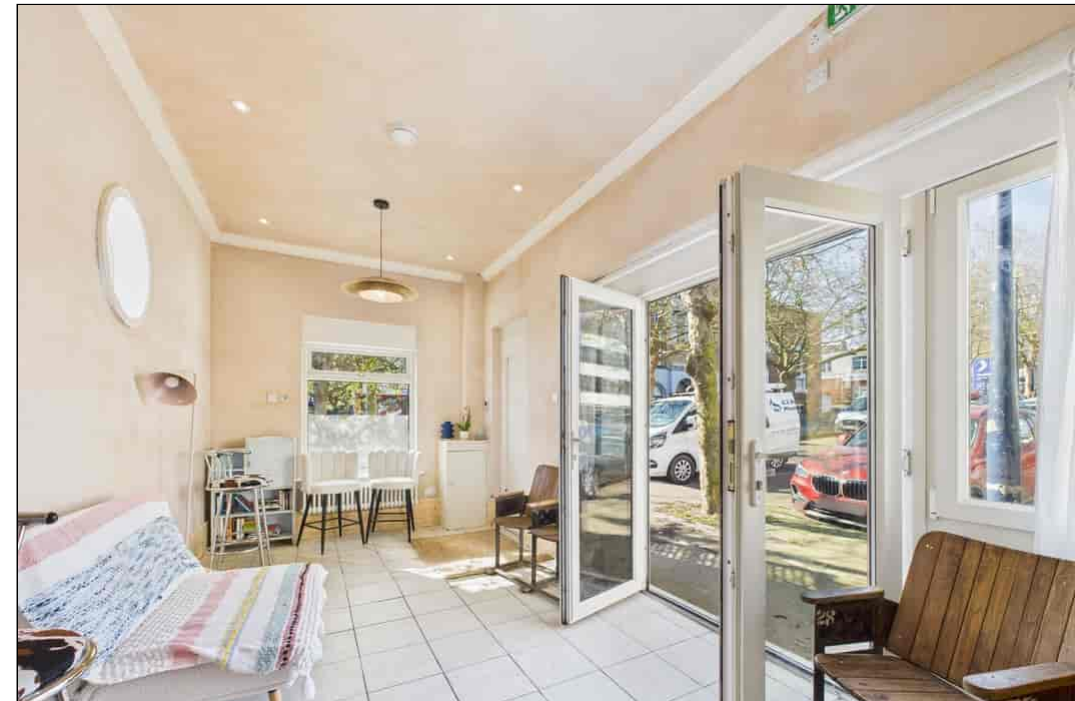
## Auction Pack & Finance

Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

## Registering For The Auction

Please visit the Terence Painter website at [terencepainter.co.uk](http://terencepainter.co.uk) and click 'Online Auctions' . In order to bid you will need to first register and verify your email. Then, via the dashboard:

- \* pass an ID check
- \* enter your card details (for your deposit payment should your bid be successful)
- \* enter your solicitor details
- \* Join the watchlist



**The Hub, 77 Queen Street, Ramsgate, Kent. CT119EJ.**

**For Sale by Auction - Guide Price £105,000**



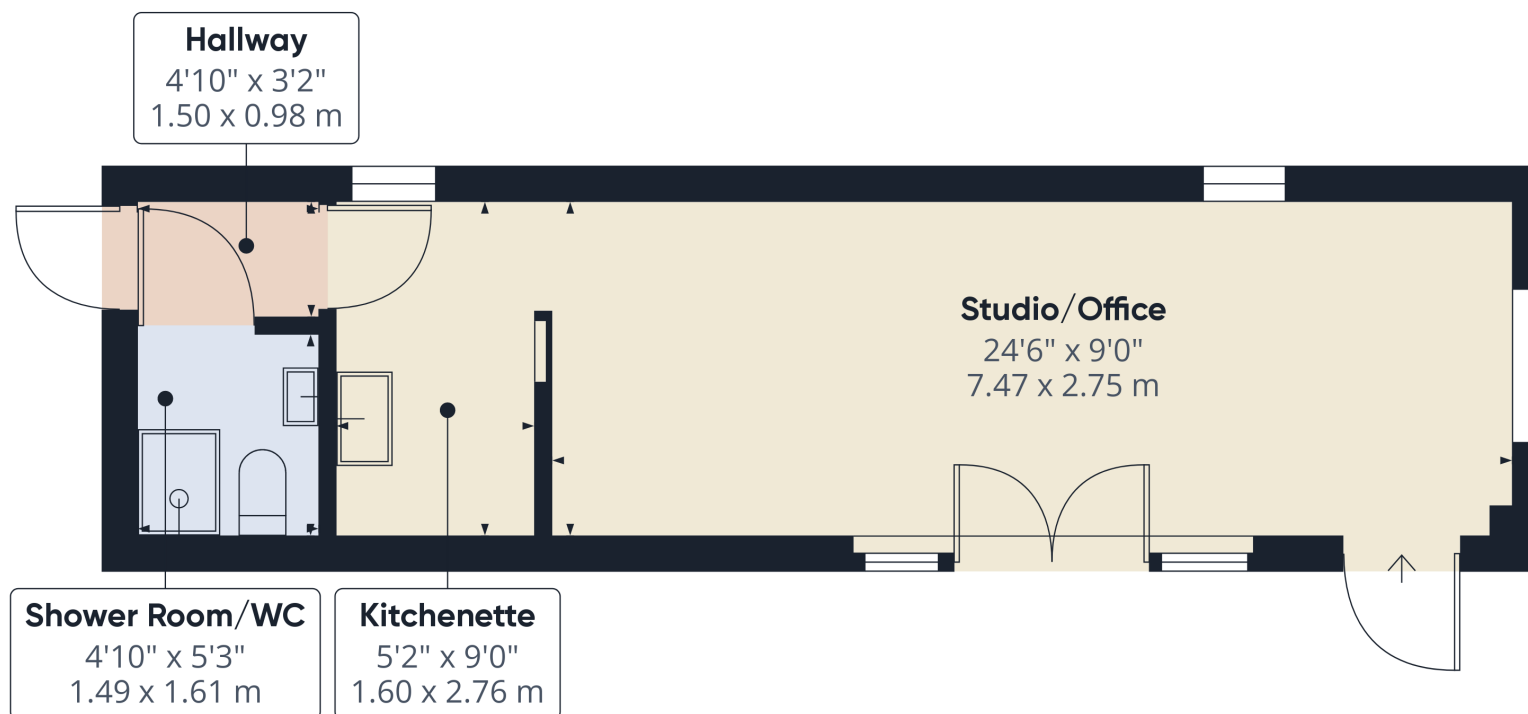


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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



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.

GIRAFFE360

The Hub, 77 Queen Street, Ramsgate, Kent. CT119EJ.

For Sale by Auction - Guide Price £105,000