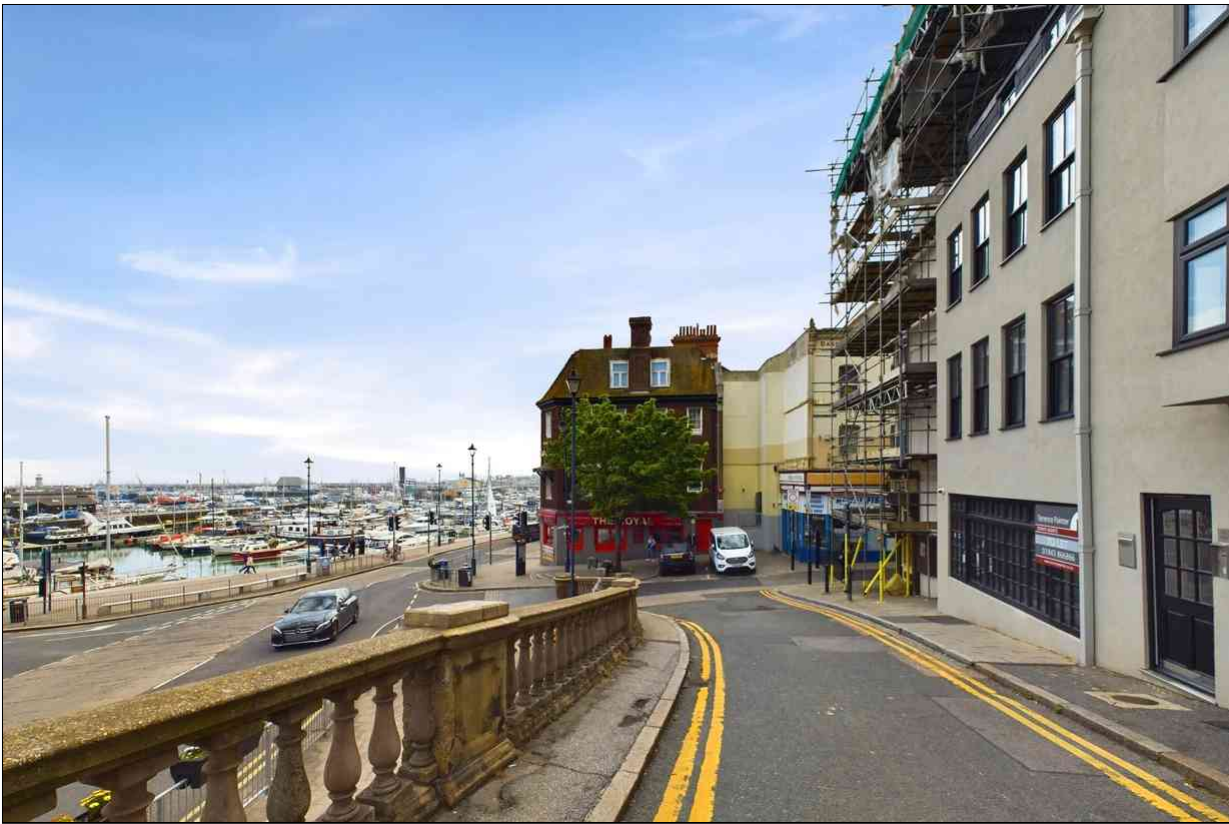


Terence Painter

ESTATE AGENTS

- Commercial Premises To Let
- Harbour Views
- Arranged Over Ground Floor & Basement
- Prime Location
- New Business Opportunity
- New Lease Available
- Suit Various Uses (Subject to Approval)
- Approx. 127m² (1367sqft) Over Two Floors
- No Premium
- Incentives Available For Suitable Tenants
- £18,000 Per Annum Rental



2-4 Albion Hill, Ramsgate, Kent. CT118HG.

Leasehold To let per annum, plus VAT £18,000

HARBOUR FACING COMMERCIAL UNIT TO LET IN PRIME RAMSGATE LOCATION - ATTRACTIVE INCENTIVES AVAILABLE FOR SUITABLE TENANTS

The property has recently undergone a major refurbishment and now the ideal opportunity has arisen for a brand new venture at this prime harbour facing venue in Ramsgate. The premises to be let are arranged over ground floor and basement levels and would in our opinion make an ideal coffee-shop, gallery & studio, bar or be suitable for alternative uses, subject to Landlord's consent and any necessary planning permission.

The premises are to be offered with the benefit of a new lease with terms to be agreed by negotiation.

For further details and to arrange your appointment to view call Terence Painter Estate Agents on 01843 866 866.

Ground Floor

Entrance

Entrance via corner door leading into ground floor level.

Service Area One

5.680m x 5.460m (18' 8" x 17' 11") maximum. With feature fold back windows providing views across Ramsgate's Royal Harbour. Service cupboard. Two radiators. Door leading to landing and stairs to lower ground floor level. Three steps up to:

Service Area Two

7.660m x 3.710m (25' 2" x 12' 11") With door leading out to rear service yard. Radiator.

Landing

1.610m x 0.89m (5' 3" x 2' 11") Stairs leading down to lower ground floor level.

Lower Ground Floor

Lower Ground Floor Hallway

2.380m x 1.710m (7' 10" x 5' 7") Door leading into main lower ground floor area. Radiator.

Lower Ground Floor Area

12.000m x 8.890m (39' 4" x 29' 2") maximum. Spacious open plan L-shaped area with concrete screed floor suitable for subdivision. Goods delivery hatch with access from pavement above.

2-4 Albion Hill, Ramsgate, Kent. CT118HG.

To let per annum, plus VAT £18,000

W.C.s

1.650m x 1.070m (5' 5" x 3' 6") Washroom with radiator and wash basin. Two separate w.c.s one with cupboard housing gas fired boiler.

Lease Terms & Rent

To be offered with the benefit of a new commercial lease with a starting rent of £18,000 per annum exclusive for the first year, £19,000 in year 2 and £20,000 in year 3, no premium. Further terms by negotiation. We understand that VAT will be chargeable on the rent.

The Landlords are prepared to offer incentives for suitable tenants, subject to negotiation. Ask the Agents for further details.

EPC Rating

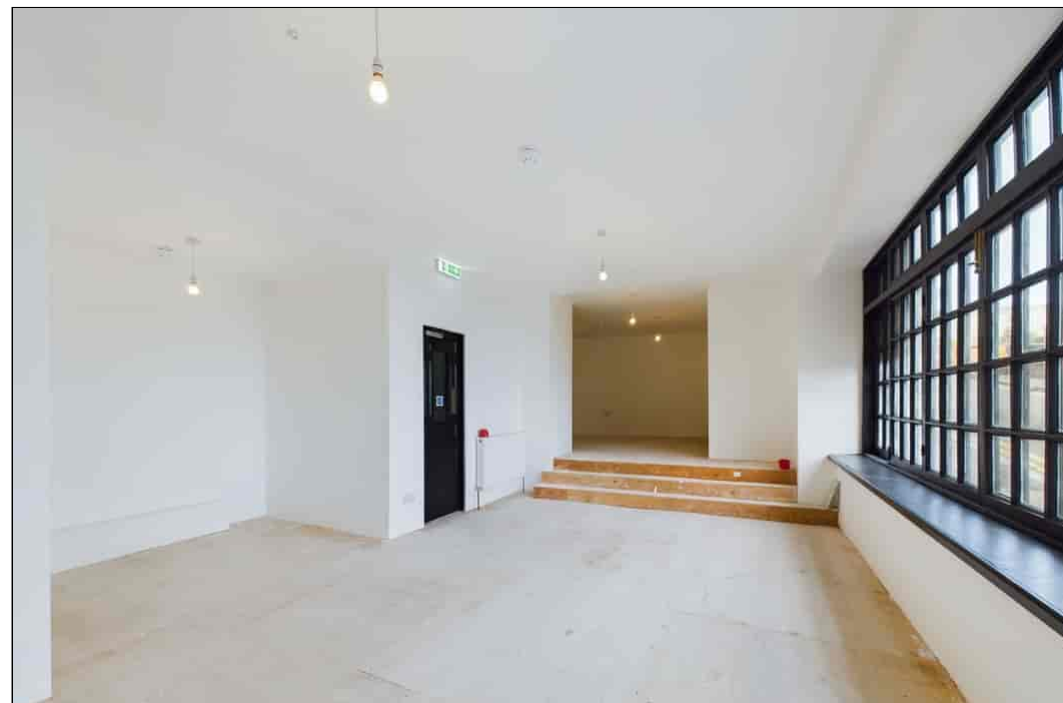
The premises have an Energy Performance Rating of 67- Band C.

Business Rates

The premises are due to be reassessed due to reconfiguration of the property.

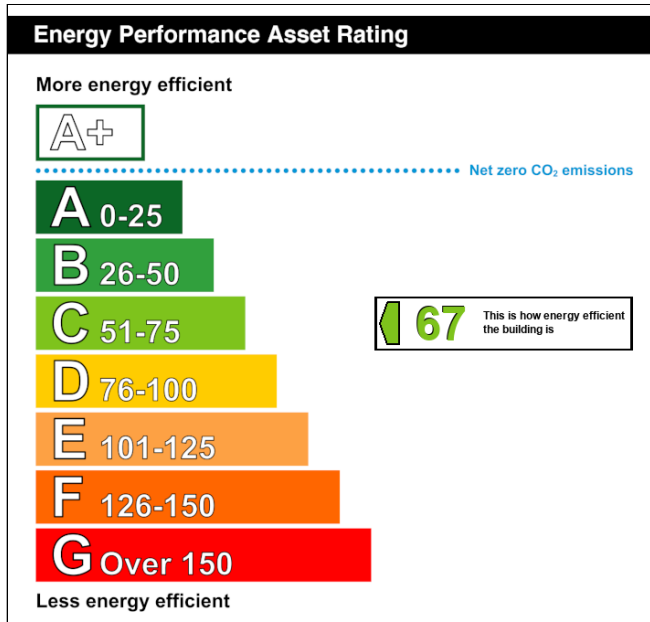
Planning

Planning enquiries should be made to Thanet District Council planning department on 01843 577150 or planning.services@thanet.gov.uk



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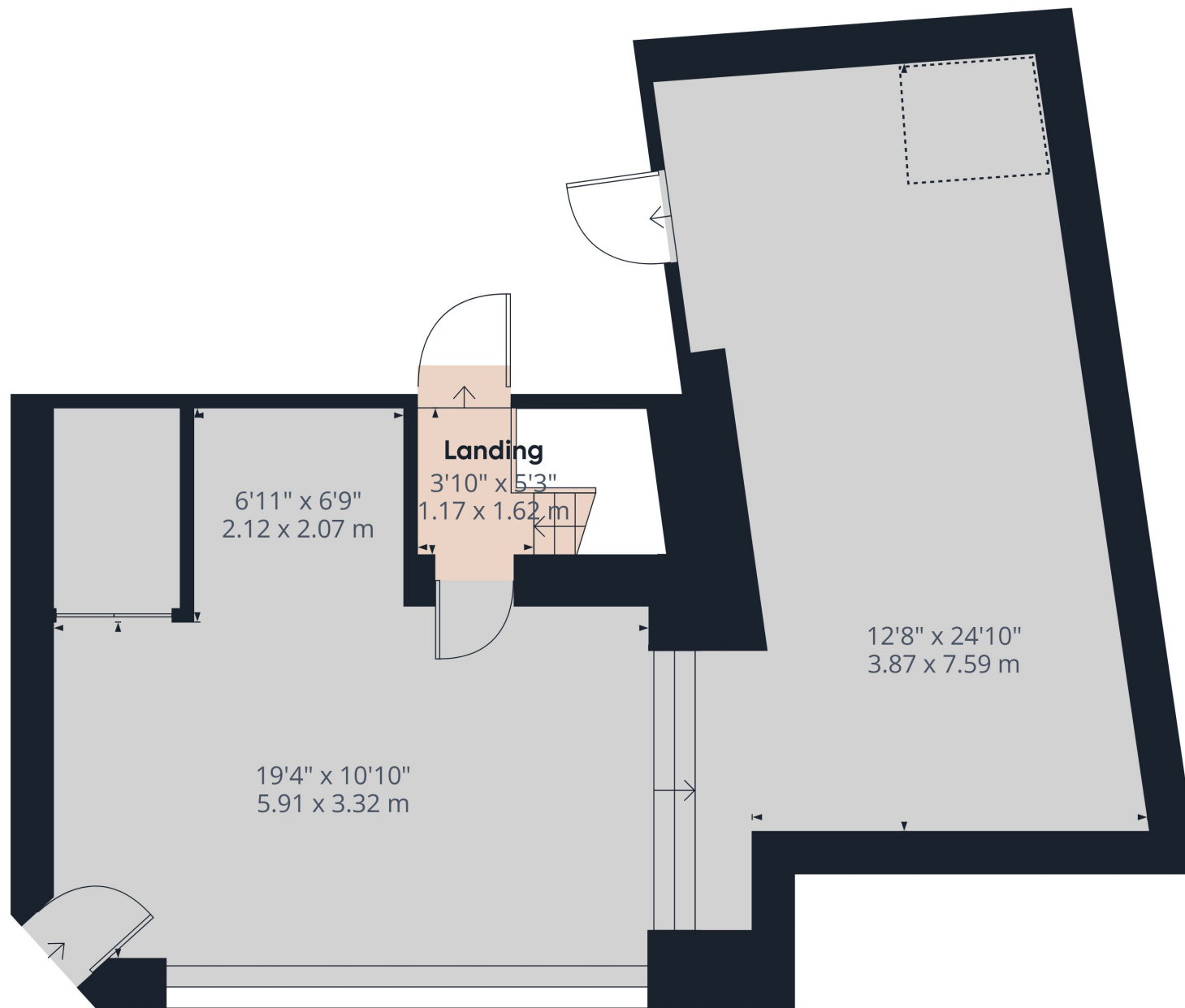


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.



Ground Floor

Approximate total area⁽¹⁾

675.41 ft²

62.75 m²

Reduced headroom

16.8 ft²

1.56 m²

(1) Excluding balconies and terraces

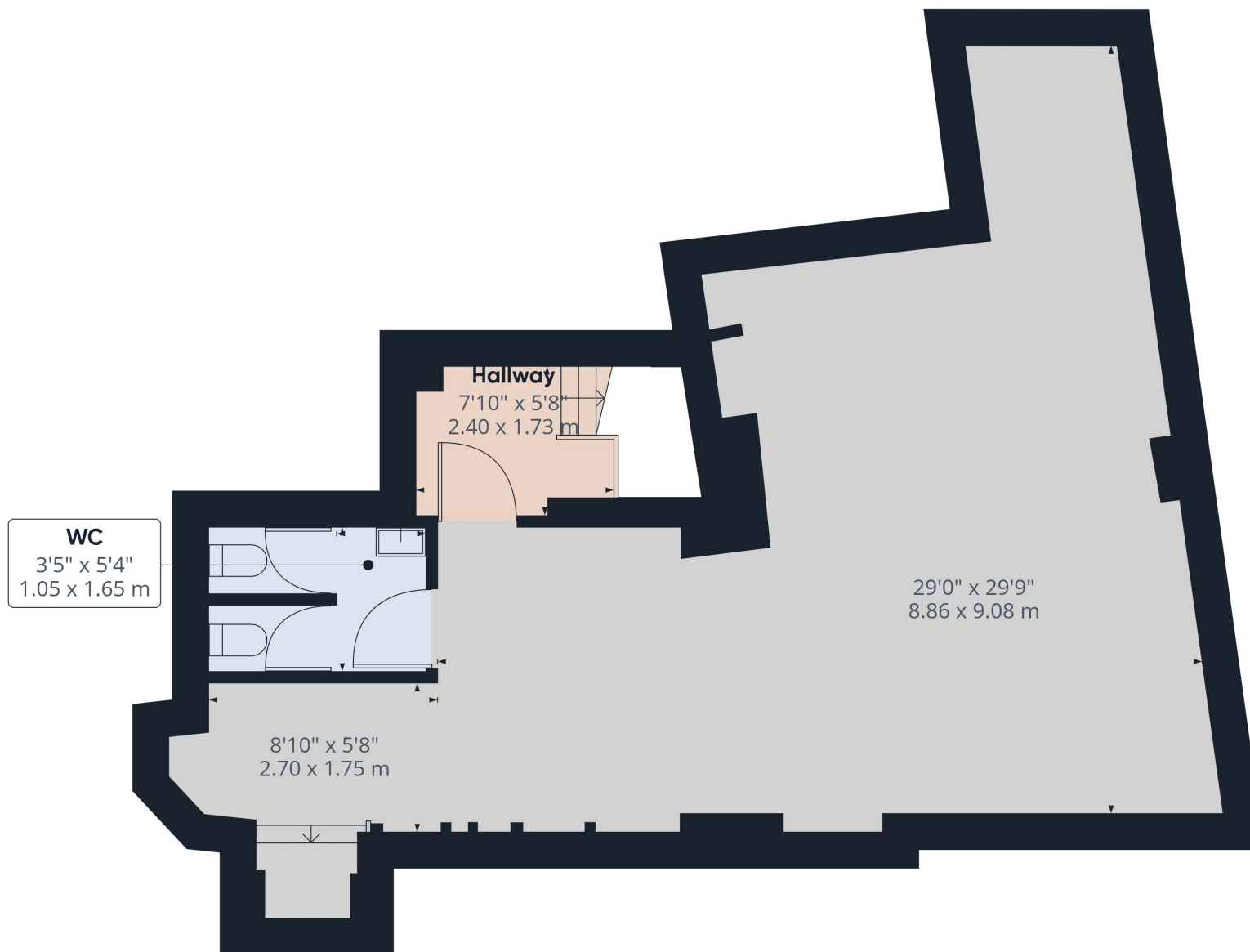
⋮ Reduced headroom
(below 1.5m/4.92ft)

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

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To let per annum, plus VAT £18,000



Floor -1

Approximate total area⁽¹⁾

717.72 ft²
66.68 m²

(1) Excluding balconies and terraces

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To let per annum, plus VAT £18,000