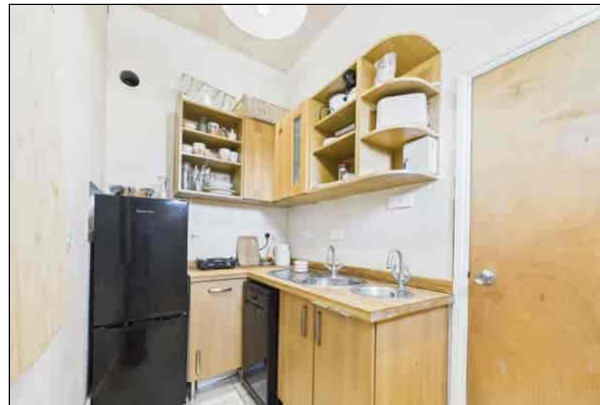
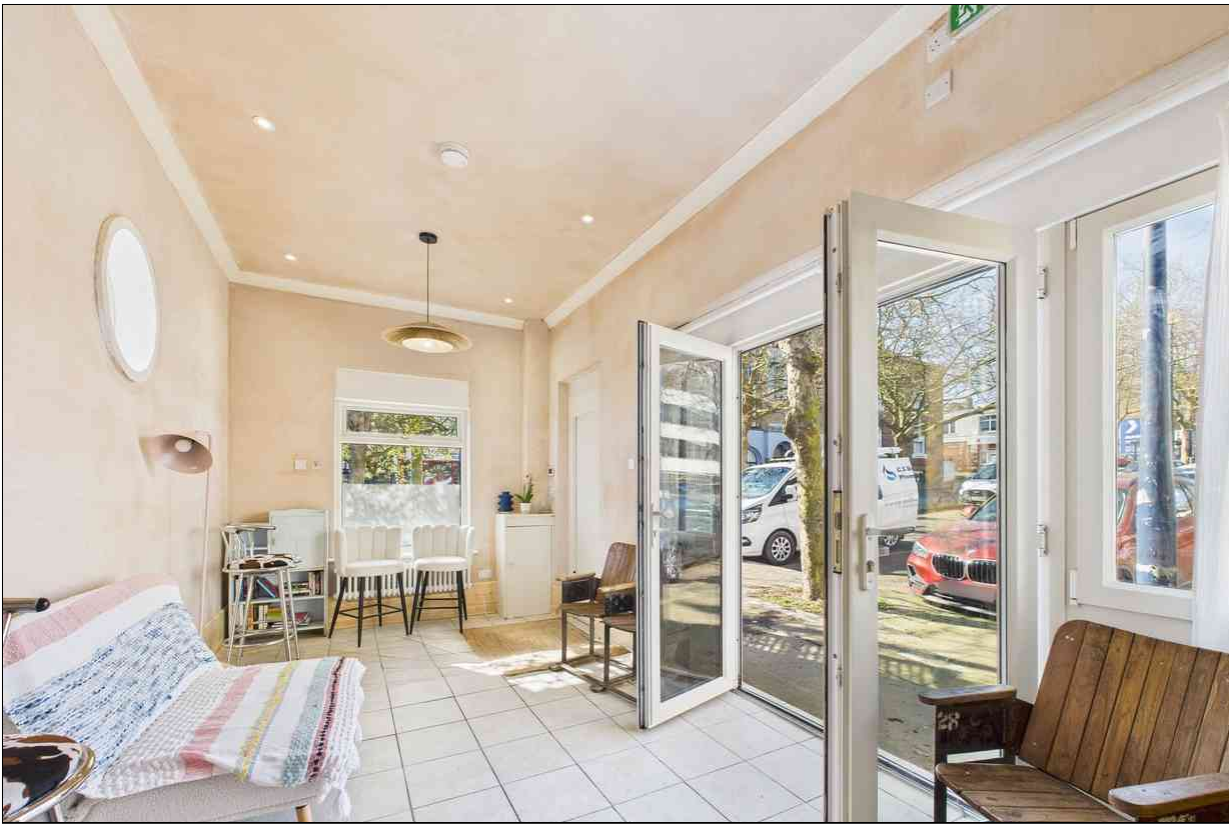


Terence Painter

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
- A Short Distance From The Royal Harbour
- Recently Rewired
- Near to the Boutique Shops & Galleries at Addington Street



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

Freehold £110,000

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 and a short stroll from the boutique shops & galleries at Addington Street. The property is also close to schools, offices and a vast array of residential properties. The property, which has recently been rewired and features high skirting boards, has great potential having previously been granted planning permission for a first floor extension and for pavement tables, chairs and planters.

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.

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£110,000

Business Rates

The current Rateable Value is £6,000.

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



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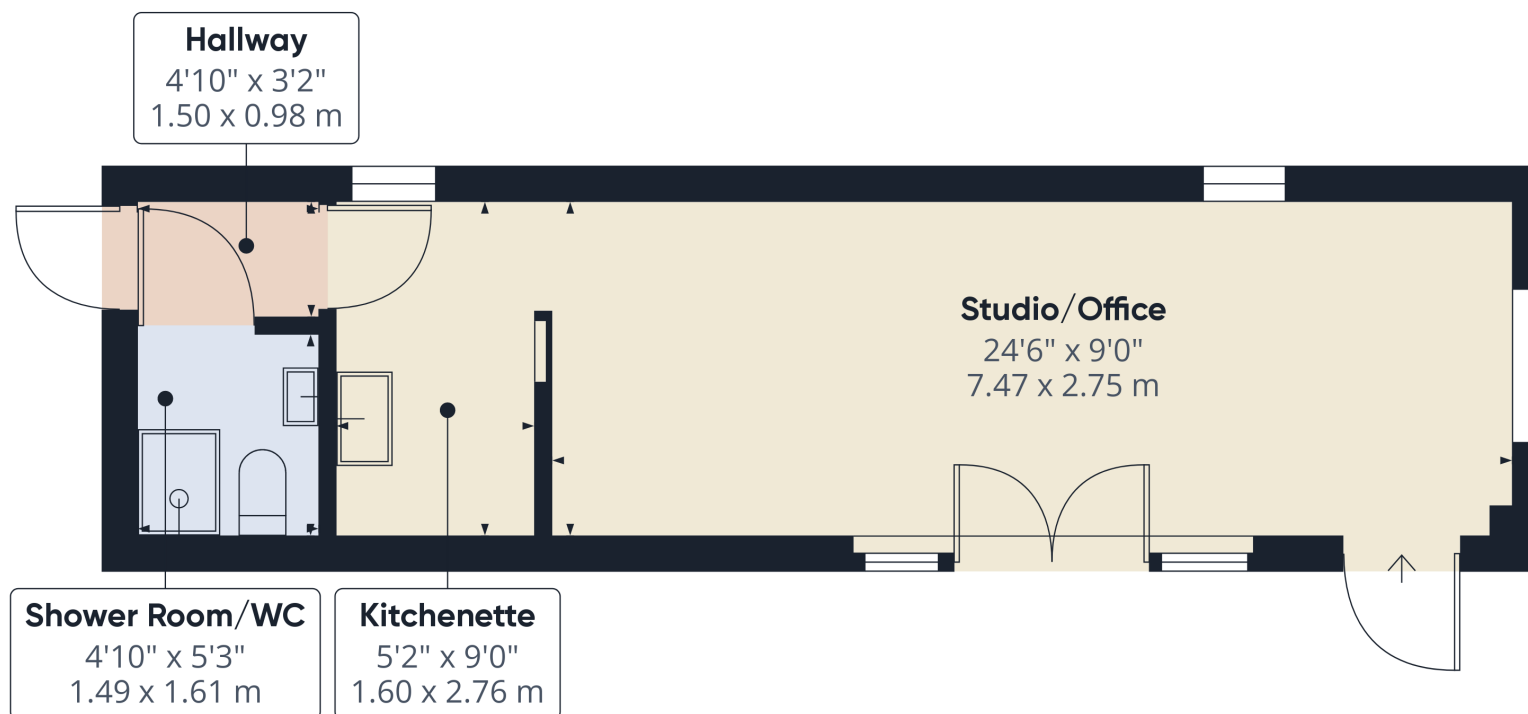


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

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

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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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