

# 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. 127m<sup>2</sup> (1367sqft) Over Two Floors
- £25,000 Per Annum Rental
- No Premium
- Incentives Available For Suitable Tenants



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

**Leasehold To let per annum, plus VAT £25,000**

## 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 restaurant or gallery and 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") Exposed brick wall. 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.

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### 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 into store rooms and kitchen. Goods delivery hatch with access from pavement above.

### 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 an asking rent of £25,000 per annum exclusive, no premium. Further terms by negotiation. We understand that VAT will be chargeable on the rent.

The Landlords are prepared to offer an incentive by way of a rent free period 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](mailto:planning.services@thanet.gov.uk)



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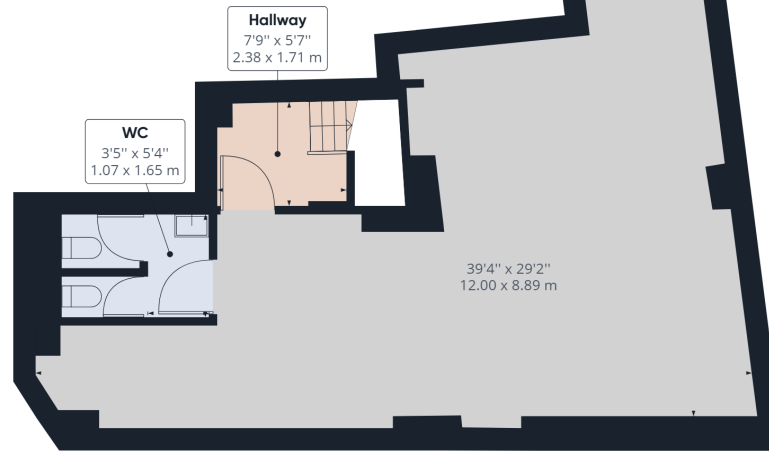


Viewing strictly by prior appointment with the Selling Agents  
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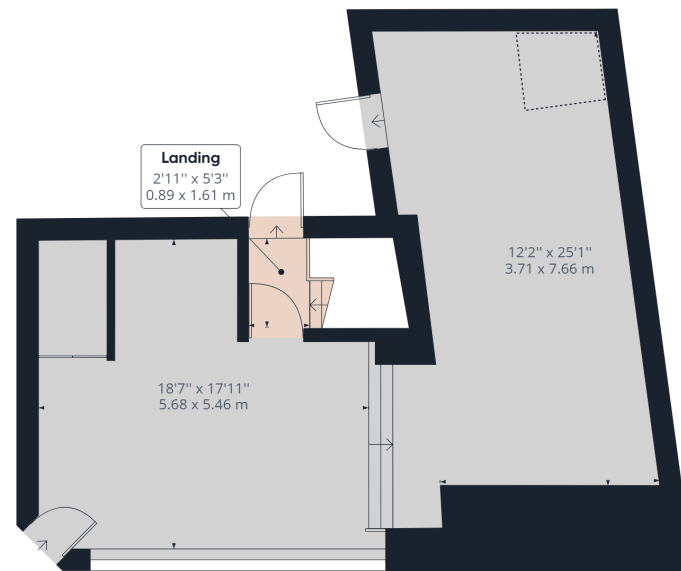
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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

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Floor -1



Ground Floor

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

1367.24 ft<sup>2</sup>  
127.02 m<sup>2</sup>

**Reduced headroom**

16.93 ft<sup>2</sup>  
1.57 m<sup>2</sup>

(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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