



Terence Painter

ESTATE AGENTS

- Prominent Former bank Premises
- Town Centre Location
- Arranged Over Two Floors
- New Commercial Lease Available
- Would Suit Various Uses (STPP)
- Approx. 290m2 (3125sqft)



11-13 Queen Street, Ramsgate, Kent. CT11 9DZ.

Leasehold Per Annum Rental £32,500

PROMINENT FORMER BANK PREMISES LOCATED IN RAMSGATE TOWN CENTRE

Offering approximately 290m2 (3,125sqft) of office and ancillary accommodation arranged over two floors this purpose built former bank premises offers a unique opportunity for the right business.

On the ground floor is a substantial predominantly open plan space of approx. 171m2 (1850sqft) with access via Queen Street. The property offers a substantial basement of approx. 118m2 (1275sqft) featuring strong rooms and storage.

The property could suit a number of uses which might include retail, offices, bar & restaurant or leisure use, subject to Landlords and planning approval.

The property is to be let on a new FRI commercial leases, with terms to be agreed.

Ground Floor

Approx. 171.88m2 (1850sqft)

Predominantly open plan with two separate offices. Stairs access to basement.

Basement

Approx. 118.45m2 (1275sqft)

Comprising a combination of six strong and store rooms.

Agents Note

Please note that the floorplans show stairways and lift which may not be included within the lettable area.

Exterior

Planning

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

Business Rates

The Rateable Value for the property is to be confirmed.

Lease Terms

Rent, Lease Terms & Options

To discuss lease options contact the Agents Terence Painter on 01843 866866.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Terence Painter Estate Agents, they will need to undertake an identification check. This is carried out to meet our obligation under the Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

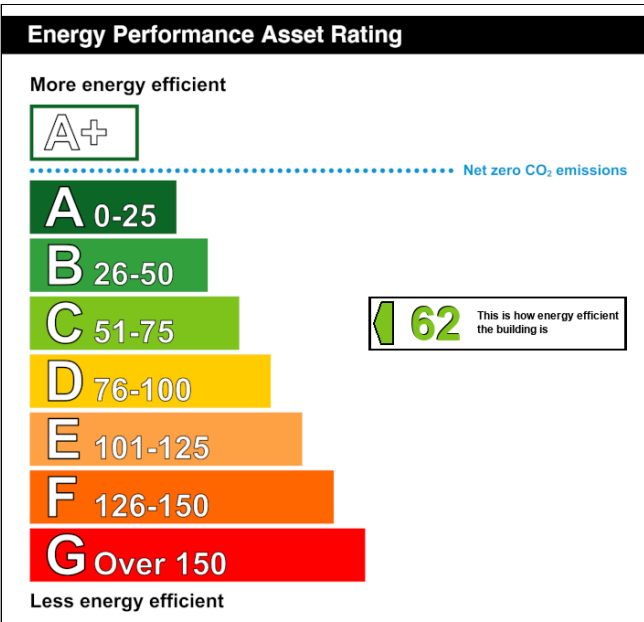
11-13 Queen Street, Ramsgate, Kent. CT11 9DZ.

Per Annum Rental £32,500



11-13 Queen Street, Ramsgate, Kent. CT11 9DZ.

Per Annum Rental £32,500

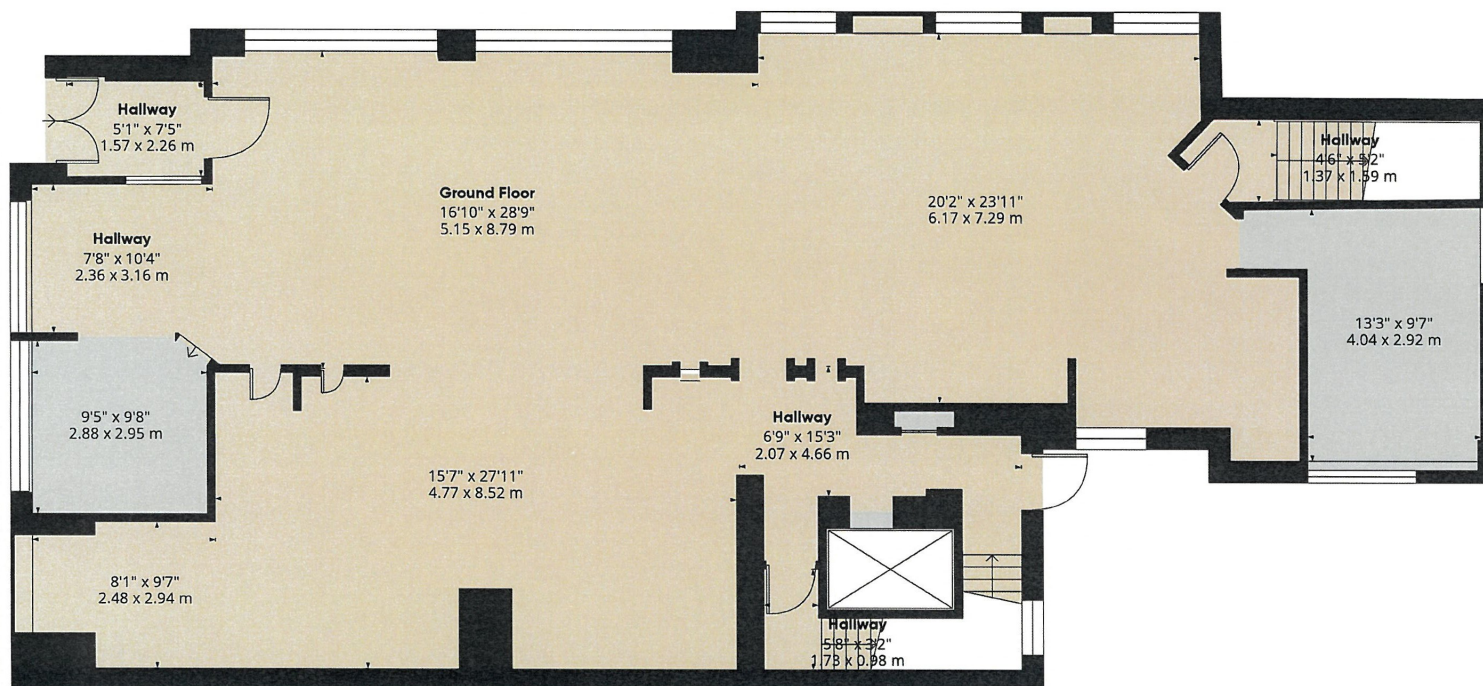


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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.

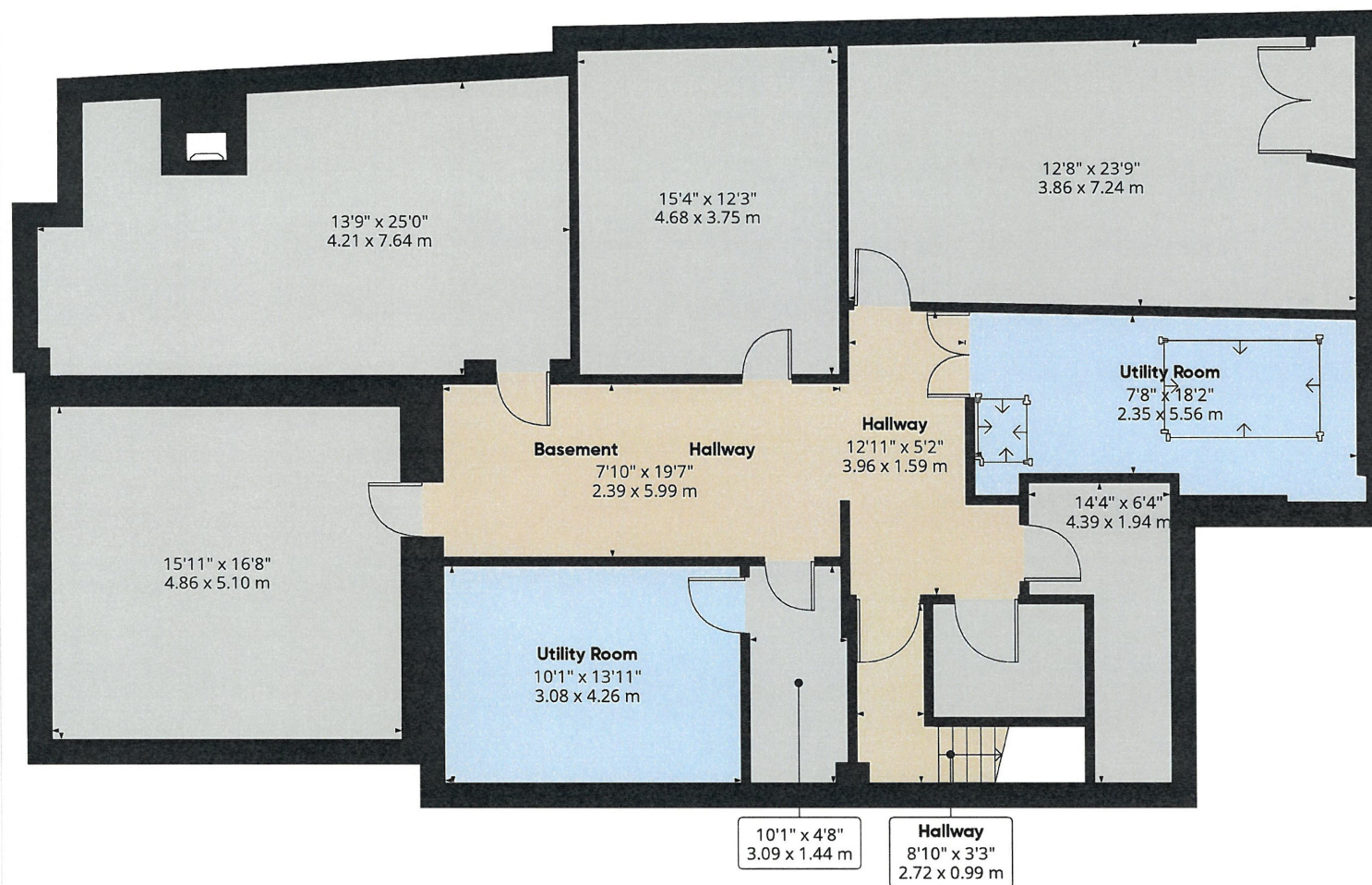


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

11-13 Queen Street, Ramsgate, Kent. CT11 9DZ.

Per Annum Rental £32,500



Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

11-13 Queen Street, Ramsgate, Kent. CT11 9DZ.

Per Annum Rental £32,500