



- Prominent Former bank Premises
- Town Centre Location
- Arranged Over Two Floors
- New Commercial Lease Available
- Would Suit Various Uses (STPP)
- Approx. 290m<sup>2</sup> (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 290m<sup>2</sup> (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. 171m<sup>2</sup> (1850sqft) with access via Queen Street. The property offers a substantial basement of approx. 118m<sup>2</sup> (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. 171.88m<sup>2</sup> (1850sqft)

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

### Basement

#### Approx. 118.45m<sup>2</sup> (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](mailto: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.

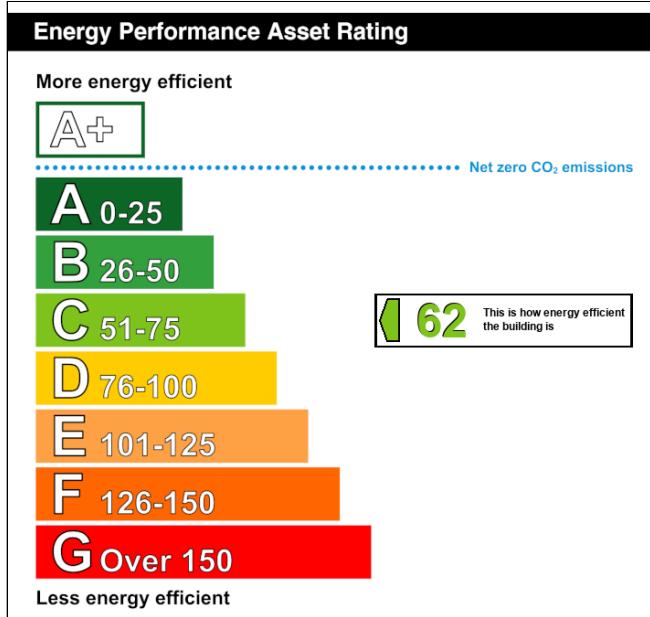
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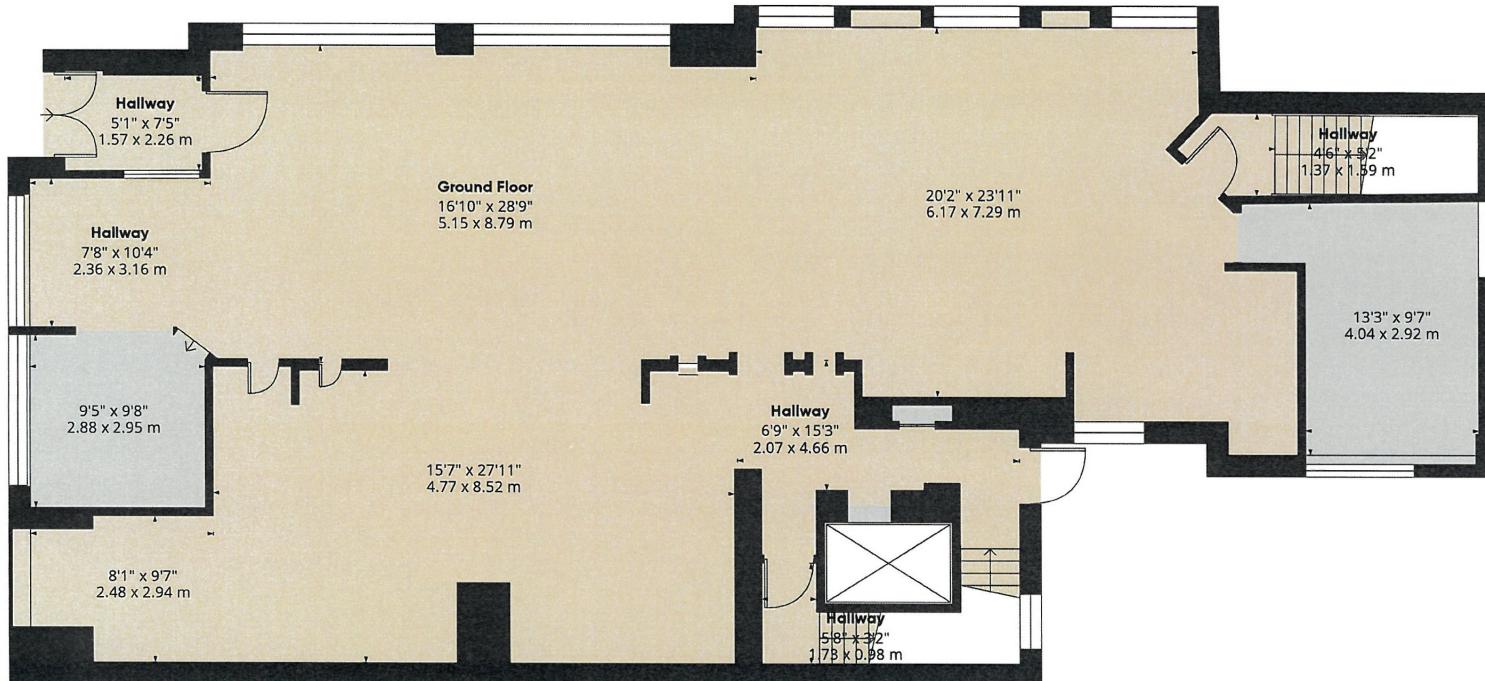


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

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

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

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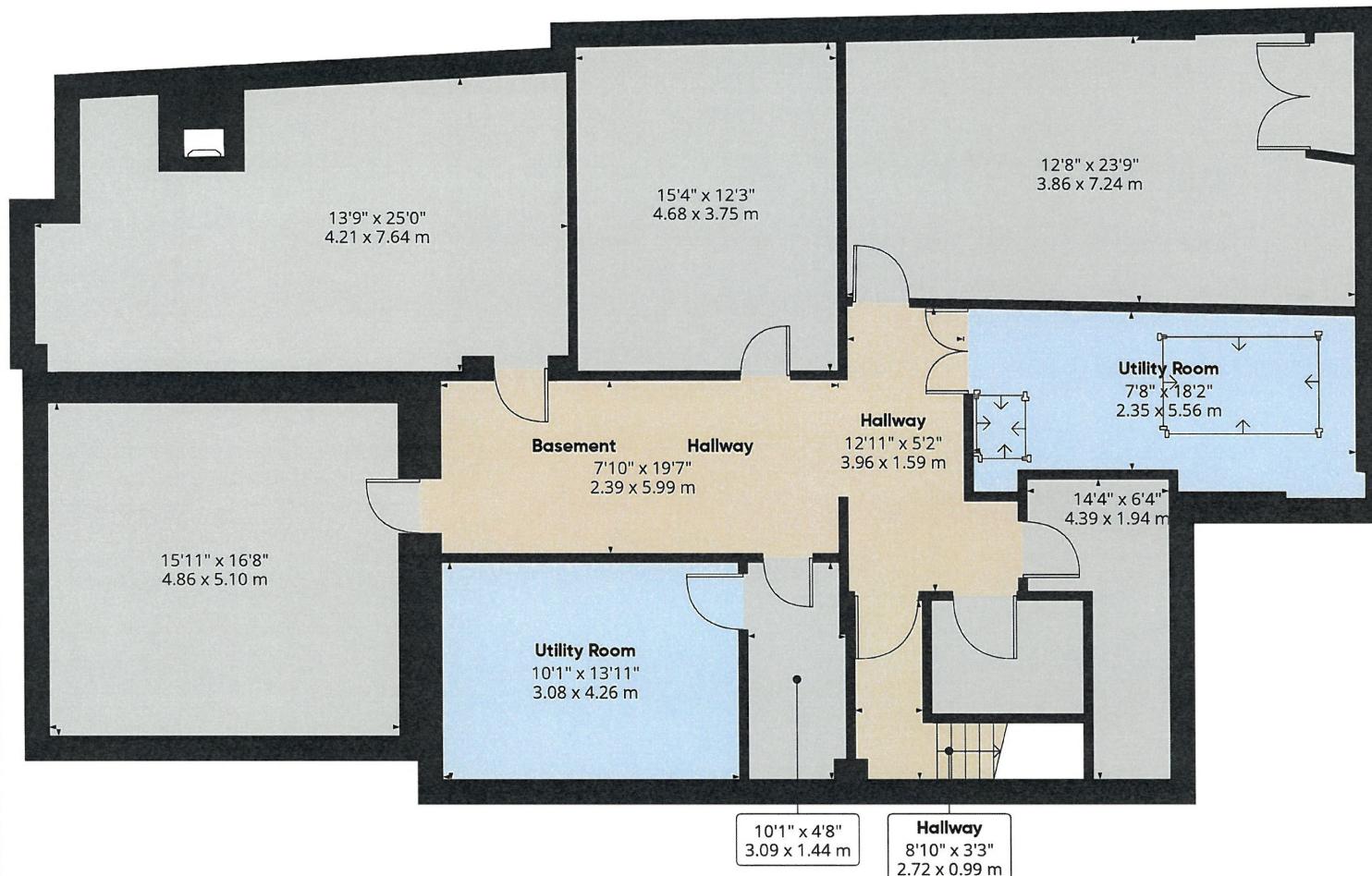


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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