



Terence Painter

ESTATE AGENTS

- Substantial Commercial Premises
- Shop With Accommodation Over
- Approx. Total of 3,100 sqft
- Four Bedroom Apartment & One Bedroom Annex
- Arranged Over Five Floors
- Large Basement
- Busy Harbour Street Location
- No Forward Chain



26 Harbour Street, Ramsgate, Kent. CT11 8HA.

Freehold £475,000

SUBSTANTIAL FREEHOLD SHOP PREMISES LOCATED WITHIN THE HEART OF RAMSGATE'S BUSY HARBOUR STREET, WITH FOUR BEDROOM ACCOMMODATION ABOVE, AND A ONE BEDROOM ANNEX!

These attractive substantial town centre premises offer a wealth of opportunity to the discerning buyer. Located in the heart of the town's busy Harbour Street, just a stone's throw from Ramsgate's Royal Harbour the premises offer over 3000sqft (279m²) of accommodation arranged over five floors.

The ground floor offers retail and workshop space of approx. 565sqft with potential to suit various different businesses, subject to obtaining any necessary planning consents. Also located on the ground floor is a kitchen area together with gents & ladies W.C.s. There is a substantial basement area of approx. 703sqft (65m²) currently used as workshop and storage.

Arranged over the first, second and third floors is a substantial four bedroom apartment suitable for owner/manager/staff accommodation with two shower room/W.C.s. Located at the rear of the building is a separate one bedroom duplex annex which could make an ideal holiday let.

This impressive property offers a wealth of opportunities and could be suitable for an owner occupier or for investment and is being offered with no forward chain. for your appointment to view call the sole selling agents Terence Painter on 01843 866866.

Ground Floor

Retail Area

7.56m x 4.43m (24' 10" x 14' 6") Entrance from the street via a single glazed casement door and central double French doors. Part exposed brick feature walls. Two radiators. Steps up to rear retail/workshop area. Doorway leading to the apartment.

Further Retail Area/Workshop

4.36m x 4.01m (14' 4" x 13' 2") Spiral steel staircase leading to the basement. Feature exposed brick fireplace with inset solid fuel burner. Fitted storage cupboard. Radiator. Open access to kitchen area. hallway leading to W.C.s and further basement access.

Kitchen

2.97m x 2.24m (9' 9" x 7' 4") Stainless steel sink unit with stainless steel splashback and fitted storage shelves.

Hallway

With access to Gents & Ladies W.C.s and door leading to the basement.

Ladies & Gents W.C.s

Both with low level W.C.s and a wash hand basin.

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Basement

Basement Workshop & Storage Rooms

Comprising five inter connecting rooms providing approx. 65m² (703sqft) of workshop/storage with power, lighting and access to the ground floor via either steel spiral staircase or concrete and wooden steps.

Apartment

First Floor

First Floor Landing

With feature window to side and doors leading to the lounge and kitchen/diner.

Lounge

4.37m x 4.26m (14' 4" x 14' 0") With two sets of French doors with original feature internal shutters leading to an enclosed feature sunroom overlooking Harbour Street. Fitted carpet. Radiator.

Kitchen/Diner

4.15m x 3.92m (13' 7" x 12' 10") Fitted with a range of base and wall units. Integrated oven and ceramic hob. stainless steel sink unit. Cupboard housing boiler. space for fridge and washing machine. feature exposed wooden floorboards.

Courtyard/Terrace

With side gate and access. Door leading to the annex.

Second Floor

Landing

With feature original fitted storage cupboards. Doors leading to two bedrooms and shower room/ W.C.

Bedroom 1

4.37m x 4.23m (14' 4" x 13' 11") With bay window to front, radiator and fitted carpet.

Bedroom 2

3.94m x 2.32m (12' 11" x 7' 7") With window to rear, feature wooden floorboards, inset cast iron fire grate and radiator.

Shower Room/WC

Fitted with walk-in shower cubicle with tiled walls and glass screen. Wash basin and low level W.C. Tiled flooring. Chrome ladder-style radiator. Inset ceiling lights. Extractor.

Third Floor

Landing

Window to side and feature sky-light window.

Bedroom 3

4.57m x 4.25m (15' 0" x 13' 11") With window to front, cast iron feature fireplace, exposed wooden floorboards and radiator.

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Bedroom 4

4.09m x 4.04m (13' 5" x 13' 3") With window to rear, exposed wooden floorboards and radiator.

Shower Room/W.C.

Fitted with shower-bath, wash basin and low level W.C. Tiling to walls and inset ceiling lights. Extractor.

The Annex

Living Room

2.79m x 2.79m (9' 2" x 9' 2") With window to front, storage cupboard with sink over, feature exposed brick chimney breast, radiator, door to courtyard/terrace, stairs leading to upper floor and door to shower room/W.C.

Shower Room/W.C.

With tiled shower cubicle and floor. Wash basin and low level W.C. Extractor.

Bedroom

4.29m x 2.92m (14' 1" x 9' 7") Window to front. Built-in storage cupboard. Feature fireplace and exposed brick chimney breast. Radiator.

Exterior

Courtyard/terrace area with side gate and access.

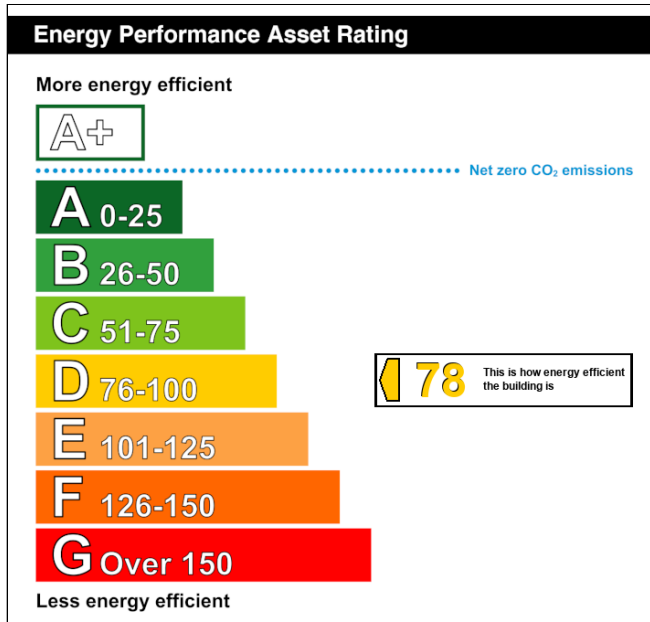
Business Rates & Council Tax

The commercial premises is rated for Business Rates with a Rateable Value of £ £8,400. The Apartment is rated with a Council Tax Band A.



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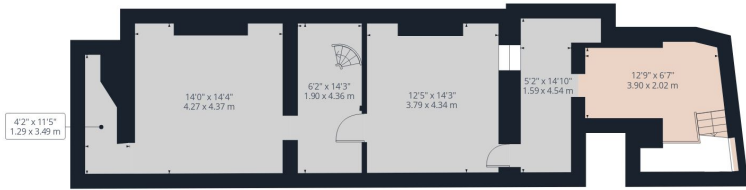


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

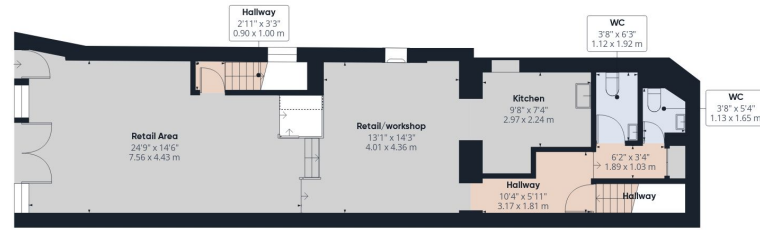
Email: sales@terencepainter.co.uk

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

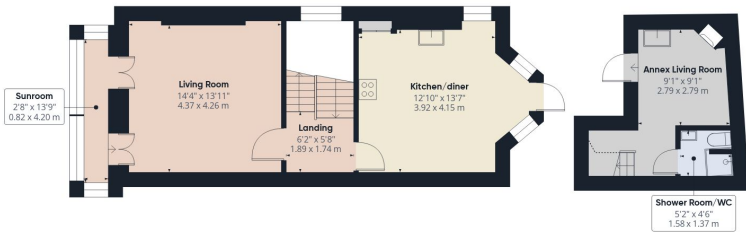
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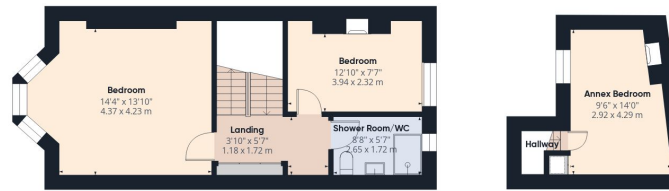
Floor -1



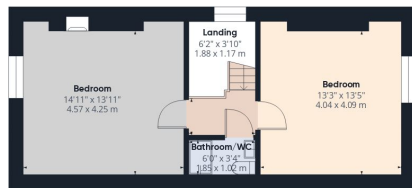
Ground Floor



Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

3102 ft²
288 m²

Reduced headroom

21 ft²
1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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