



### Location

Ramsgate is a seaside town in the district of Thanet in east Kent. It is approximately 17 miles east of Canterbury, and 20 miles north of Dover.

The subject unit is located on the High Street which is the principal retailing pitch in Ramsgate. Nearby occupiers include, **Boots Opticians, F Hinds, Poundland, Peacocks, NatWest Bank, and Santander Bank.**

### Description

The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	821.54	8,844

### Passing Rent

£77,800 pax

### Lease Terms

Available by way of an assignment of the existing lease due to expire on 28/09/2024.

### Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

### Business rates

We understand that the property is assessed as follows:

**Rateable value:** £47,250

**There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.**

### EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

VAT if applicable will be charged at the standard rate.

**The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.**

<https://sainsburysproperties.co.uk/>

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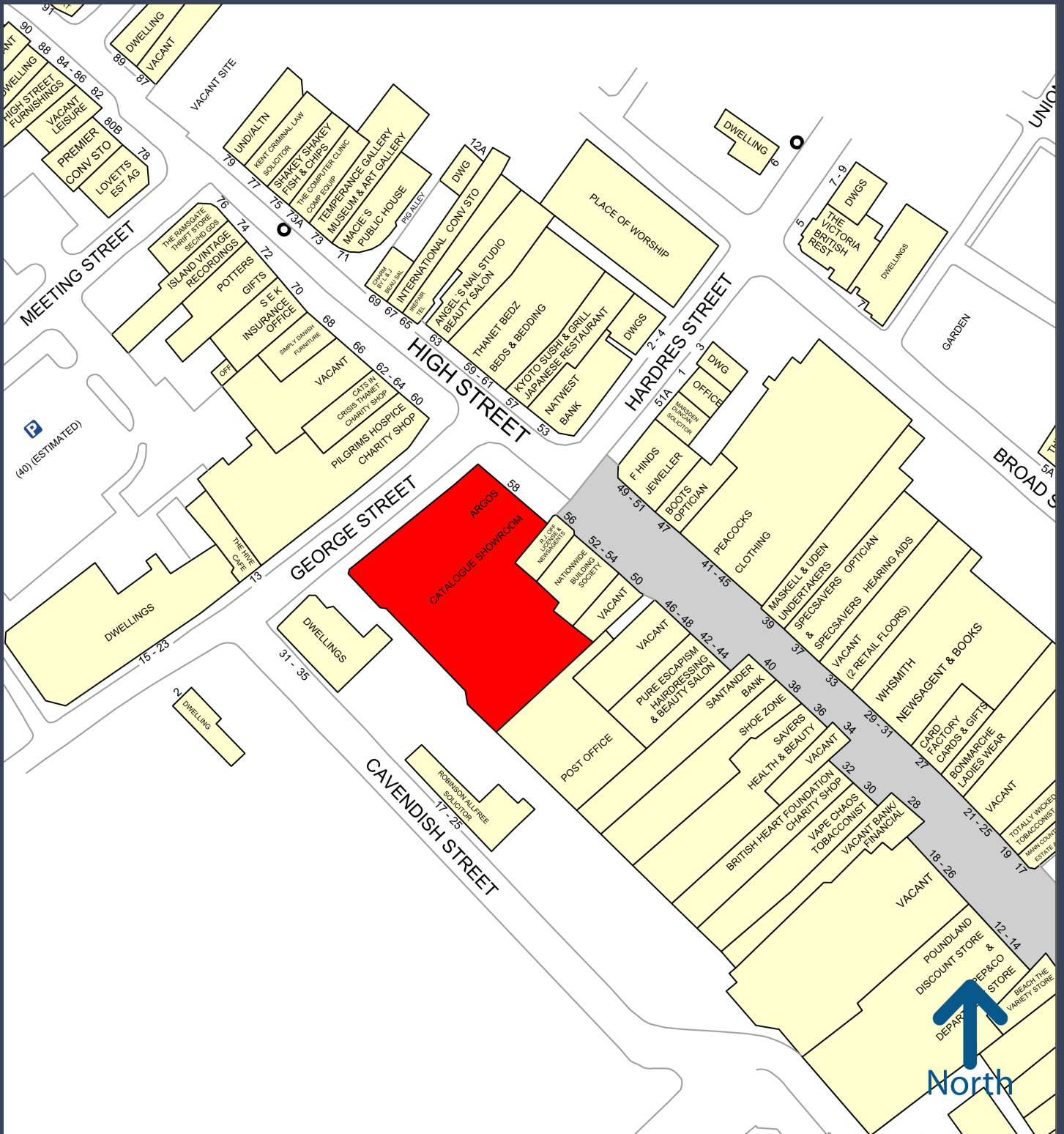
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