



52 HARBOUR PARADE
RAMSGATE

£35,000 Per Annum

- Historic Building
- Rare to the Market
- Previously 76 Covers
- New Lease Available - To be agreed

- Overlooking Royal Harbour
- Ground & Lower Floor
- Available Immediately
- Virtual Tour Available

ABOUT

RARE TO THE MARKET, HISTORIC BUILDING OVERLOOKING ROYAL HARBOUR!

The property comprises an impressive former bank building overlooking the Royal Harbour in Ramsgate. The ground floor restaurant area is in a semi-circular layout with a sales area c. 138.33sq.m (1489sq.ft) with previously 76 covers. The restaurant has roof lighting, timber flooring with an elevated seating area and good ceiling height (3.93m – 4.10m). The basement area c. 80.81sq.m (870 sq.ft) comprises three storerooms, kitchen, boiler room and cloakrooms.

ACCOMMODATION:

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

BASEMENT

Hallway with two storage cupboards
Main Storeroom 7.19m x 7.19m with cold stores
Store 2 4.33m x 3.06m
Store 3 4.00m x 3.06m
Kitchen 3.52m x 3.05m
Boiler Room 3.41m x 0.93m

Staff Cloakroom

Ladies and Gentlemen's cloakrooms

Floor Area.....
80.81sq.m (870sq.ft)

GROUND FLOOR

LOCATION

The property is in a prominent location situated on the junction of Harbour Parade and Madeira Walk with excellent views over the Royal Harbour and Marina. The location is convenient for the Town Centre and Ramsgate beach.

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George 1V in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade.

DESCRIPTION



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In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure