



Tenure

Freehold.

Location

Ramsgate is a historic and popular North Kent port and seaside town, situated 5 miles south of Margate and 18 miles east of Canterbury. Access to the town is via the A299, which links to the A2 at Canterbury.

The property is situated on the south side of the pedestrianised High Street, in between the junctions with Turner Street and Hardres Street. Occupiers close by include Santander and Savers (adjacent), WH Smith, Peacocks, Argos, Specsavers, New Look and Poundland, amongst others.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with a newly refurbished three bedroom maisonette above which is accessed via a staircase to the rear of the property via Cavendish Street. The flat could potentially be split into two units or developed further at the rear, subject to obtaining all the necessary consents.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

Shop EPC Rating 84 Band D (Copy available on website).

Flat EPC Rating 57 Band D (Copy available on website).

Ramsgate

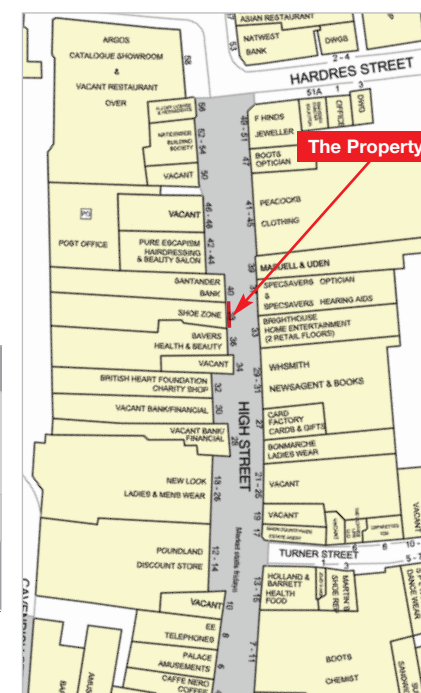
38 High Street

Kent

CT11 9AG

- **Freehold Shop and Residential Investment**
- Shop let to Shoe Zone Retail Ltd by way of a lease renewal at a re-based rent until 2021
- Vacant new refurbished three bedroom maisonette with rental guarantee
- Well located on busy pedestrianised High Street
- Shoe Zone have been in occupation since 2005
- Current Rent Reserved
£30,500 pa

SIX WEEK COMPLETION AVAILABLE



Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Shoe Zone Retail Ltd (1)	Gross Frontage 6.45 m (21' 2") Net Frontage 5.65 m (18' 6") Shop Depth 25.30 m (83' 0") Built Depth 34.80 m (114' 2") Basement 75.5 sq m (813 sq ft)	5 years from 26.02.2016 FR & I	£20,000 p.a.	Reversion 2021
First and Second	Rental Guarantee	First and Second Floor Maisonette 119.50 sq m (1,286 sq ft) – Four Rooms, Kitchen, Bathroom/WC, Shower/WC	6 months from completion	£10,500 p.a. (annualised)	–

(1) No. of Branches: Over 500. We understand from the vendor the tenants have been in occupation under a previous lease since 2005
Website Address: www.shozone.com
For the year ended 30th September 2017, Shoe Zone Retail Ltd reported a turnover of £157.777m, a pre-tax profit of £9.670m, shareholders' funds of £31.696m and a net worth of £31.696m. (Source: Experian 17.08.2018.)

Total £30,500 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Ms D Thakker, Templetons Solicitors. Tel: 0208 861 8310 e-mail: daksha@templetonslaw.com