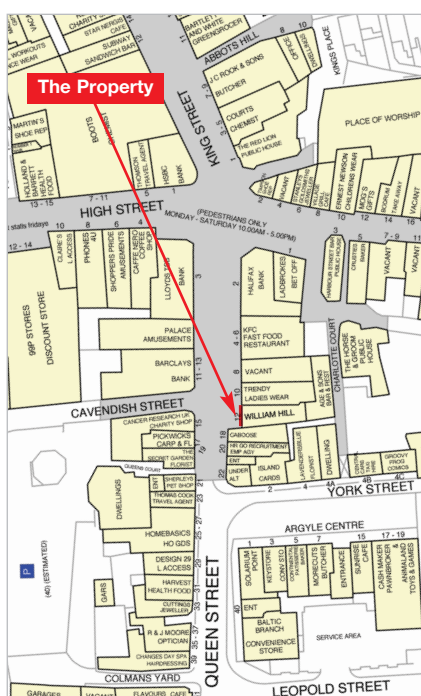


Ramsgate 12 Queen Street Kent CT11 9DR

- Freehold Betting Office Investment
- Let to William Hill Organization Ltd
- Lease expires 2031 (1)
- Pedestrianised town centre position
- Rent Review 2016
- Current Rent Reserved

£25,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Ramsgate has a resident population of some 38,000 and is located on the east Kent coast, some 17 miles north-east of Canterbury and 20 miles north of Dover. The town is served by the A299, which provides access to the A2 and M2 motorway.

The property is situated in the heart of the town centre on the pedestrianised part of Queen Street close to its junction with High Street, King Street and York Street.

Occupiers close by include New Look, Boots, Caffè Nero, KFC, Barclays, Lloyds, HSBC and Ladbrokes.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor betting office. The basement and upper floors are not presently used by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	6.2 m	(20' 4")
Net Frontage	5.5 m	(18' 0")
Shop Depth	14.1 m	(46' 3")
Built Depth	16.7 m	(54' 9")
Basement, First and Second Floors – Not inspected		

Tenancy

The entire property is at present let to WILLIAM HILL ORGANIZATION LTD for a term of 20 years from 2nd June 2011 at a current rent of £25,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease contains a tenant's option to break at the end of the tenth year.

Tenant Information

No. of Branches: 2,300.

Website Address: www.willhill.co.uk/www.williamhill.com

VAT

VAT is not applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 45 Ramsgate**.

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 Mrs J Gear, Druces LLP. Tel: 0207 638 9271 Fax: 0207 628 7525 e-mail: j.gear@druces.com