

Ramsgate
39 High Street
Kent
CT11 9AG

- **Freehold Shop Investment**
- **Pedestrianised town centre location**
- **Located between Peacocks and Specsavers**
- **Shop let to Greggs plc (not in occupation)**
- **Current Rent Reserved**
£23,500 pa



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 within the town centre fronting the pedestrianised High Street in between its junctions with Hardres Street and Turner Street.

Occupiers close by include Boots Opticians, Specsavers, Santander Bank, WH Smith, New Look, Bonmarché and Peacocks.

Description
The property is arranged on ground and two upper floors to provide a ground floor shop unit with ancillary accommodation on the upper floors.

The property provides the following accommodation and dimensions:

Gross Frontage	6.20 m	(20' 4")
Net Frontage	5.35 m	(17' 6")
Shop Depth	29.6 m	(97' 1")
Ground Floor	177.9 sq m	(1,915 sq ft)
First Floor	39.3 sq m	(423 sq ft)
Second Floor	35.9 sq m	(386 sq ft)
Total	253.1 sq m	(2,724 sq ft)

Allsop have not inspected. Floor areas taken from www.vo.gov.uk

Tenancy
The basement and ground floor are at present let to GREGGS PLC for a term of 10 years from 1st November 2011 at a current rent of £23,500 per annum. The lease provides for rent review on 1st November 2016 and contains full repairing and insuring covenants. There is a tenant's option to determine the lease on 31st October 2016. The tenant is not in occupation. The first and second floors are vacant.

Tenant Information
No. of Branches: 1,670.
Website Address: www.greggs.co.uk
For the year end 28th December 2013, Greggs plc reported a turnover of £762,379,000, a pre-tax profit of £33,152,000, shareholders' funds of £236,177,000 and a net worth of £236,165,000. (Source: riskdisk.com 03.09.2014)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
EPC Rating 82 Band D (Copy available on website).

Buyer's Premium
The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs.

