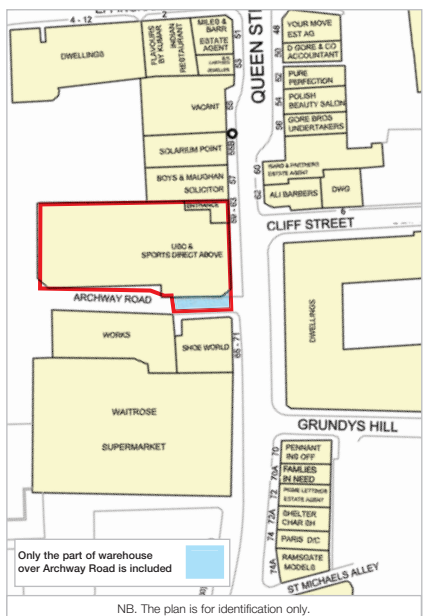


# Ramsgate

59-63 Queen Street  
Kent  
CT11 9EJ

- **Freehold Shop Investment**
- Let to Sportsdirect.com Retail Limited on a new 10 year lease from completion (1)
- Rent Review in 5th year linked to RPI
- Comprises 2,227.5 sq m (23,978 sq ft) of accommodation
- Town centre location close to Waitrose
- Current Rent Reserved to be **£75,000 pa**

On the Instructions of  
**SPORTSDIRECT.COM**



## Tenure

Freehold.

## Location

Ramsgate 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 A293, which provides access to the A2 and M2 Motorway.

The property is situated on the north side of Queen Street, at the corner with Archway Road, a short distance to the west of the pedestrianised area. There is a public car park close by, adjacent to a Waitrose unit. Other occupiers close by include Wilko, RSPCA, Your Move and a number of local traders.

## Description

The property is arranged on basement, ground and two upper floors to provide a shop on ground floor, with accommodation to the rear and basement (presently trading as USC). The first floor provides a separate self-contained retail unit (presently trading as Sports Direct) with sales area, and ancillary accommodation to the rear. The second floor is a void with no access.

The property provides the following accommodation and dimensions:

Gross Frontage	23.35 m	(76' 7")
Net Frontage	21.45 m	(70' 5")
Shop Depth	45.45 m	(149' 2")
Built Depth	46.75 m	(153' 5")
Basement	578 sq m	(6,222 sq ft)
Ground Floor	800.5 sq m	(8,617 sq ft)
First Floor	849 sq m	(9,139 sq ft)
Second Floor (Void)		
<b>Total</b>	<b>2,227.5 sq m</b>	<b>(23,977 sq ft)</b>

## Tenancy

The entire property will be let to SPORTSDIRECT.COM RETAIL LIMITED for a term of 10 years from completion at an initial rent of £75,000 per annum. The lease provides for a rent review in the fifth year of the term linked to RPI, collared and capped at 105.101% and 115.9274% and contains full repairing and insuring covenants, limited by reference to a Schedule of Condition.

(1) There is a tenant break option at the end of the fifth year of the term.

## Tenant Information

No. of Branches: 420.

Website Address: [www.sportsdirect.com](http://www.sportsdirect.com)

For the year ended 24th April 2016, SportsDirect.Com Retail Limited reported a turnover of £2.063bn, a pre-tax profit of £302.5m, shareholders' funds of £1.202bn and a net worth of £1.201bn. (Source: Experian 04.11.2016.)

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

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** S Ubhi, Dentons UKMEA LLP. Tel: 0207 320 3996 e-mail: [surinderubhi@dentons.com](mailto:surinderubhi@dentons.com)