

Ramsgate

73 High Street

Kent

CT11 9RJ

- **Freehold Shop and Residential Ground Rent Investment**
- Located on High Street
- Trading as Cockneys Pie, Mash, Liquor and Eels
- VAT is not applicable
- Total Current Rents Reserved **£10,450 pa⁽¹⁾**



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 A293, which provides access to the A2 and M2 Motorway.
The property is situated on the north side of High Street, close to the pedestrianised section where occupiers include Argos, F Hinds, Boots Optician, Peacocks and Specsavers amongst others.

Description
The property is arranged on basement, ground and three upper floors. The ground floor trades as a café whilst the upper floors provide 3 flats, which have been sold on long leases.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	J L Brackenbrough	Gross Frontage (inc. Splay) 4.25 m (13' 11") Net Frontage (inc. Splay) 3.90 m (12' 9") Shop Depth 8.20 m (26' 10") Built Depth 15.90 m (52' 2") Basement Storage 21.25 sq m (229 sq ft)	3 years from 26.08.2016 FR & I	£9,000 p.a. rising on 31.12.2016 to £10,000 p.a. on 31.12.2017 to £11,000 p.a. and on 31.12.2018 to £12,000 p.a.	Reversion 2019
Flat 1	Two Individuals	Flat 1	99 years from 01.01.2003	£150 p.a. rising after 33 years to £300 p.a. and after a further 33 years to £450 p.a.	Reversion 2102
Flat 2	Individual	Flat 2	99 years from 01.01.2003	£150 p.a. rising after 33 years to £300 p.a. and after a further 33 years to £450 p.a.	Reversion 2102
Flat 3	Two Individuals	Flat 3	99 years from 01.01.2003	£150 p.a. rising after 33 years to £300 p.a. and after a further 33 years to £450 p.a.	Reversion 2102

NB. Notices under the Landlord and Tenant Act 1987 (as amended) have been served on the residential tenants.
(1) In respect of the shop, the current rent is £9,000 per annum, with a fixed increase on 31st December 2016 to £10,000 per annum. The Vendor will top up the rent so that the Purchaser will effectively be receiving £10,000 per annum from completion of the sale.

Total £10,450 p.a.⁽¹⁾