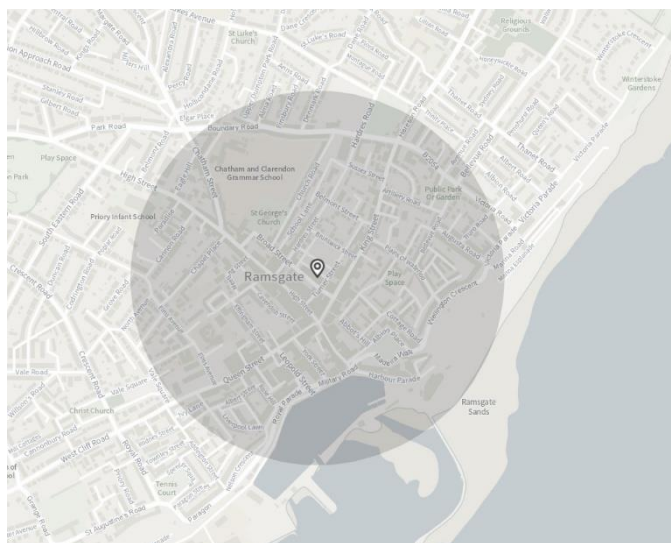


Town Centre Development Opportunity RAMSGATE, KENT



The site comprises a retail store on a plot of some 0.22 acres (0.09 hectares) found approximately a 4 minute walk of the sea front and harbor, with its mix of restaurants, bars and cafes.

Planning permission has been granted for the demolition of the existing building and erection of a four storey building comprising 26 two bedroom flats, 4 bedsit flats and a retail shop of 689 sq.ft (64 sq.m).



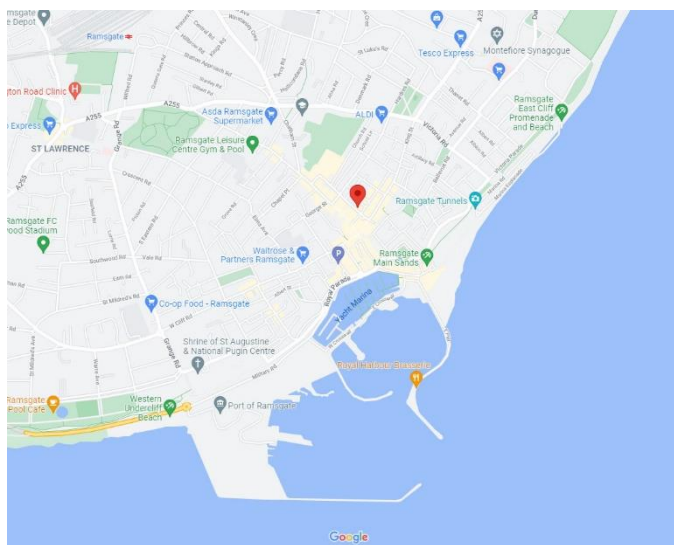
Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)

Note: Clarke & Crittenden, their clients and any joint agents, give notice that: 1) These particulars are provided in good faith and do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to the property. 3) Floor areas, measurements or distances are given as approximate. Unless otherwise stated, any rents or outgoings quoted are exclusive of VAT. 4) Any descriptions given of the property cannot be taken to imply it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required. Clarke & Crittenden is the trading name of Crittenden Commercial Limited. (September 2024)

SITUATION

The site is found in Broad Street which runs parallel with High Street and within a 2-minute walk of the King Street, Queen Street, Harbour Street and High Street pedestrianized crossing. All four streets provide a selection of retail, café and restaurant occupiers with the intersection being the center of the town.



Directly to the east of the property from Cleaver Lane is the Staffordshire Street overground Car Park, providing 254 spaces. Ramsgate mainline railway station with services to London St Pancras International and London Victoria in 1 hour 15 minutes, and 2 hours respectively.

DESCRIPTION

The site is currently a two-storey commercial property with almost 100% site coverage, having frontages to Broad Street, Turner Street and Cleaver Lane. Directly behind the property is a Council owned car park which we understand has in the past been used as a materials store for another development in the street.



PLANNING

Outline planning permission was granted in January 2021 for the "Erection of a 5 storey building for up to 26 No 2 bed, 4 No 1 bed and 1 No 3 bed self-contained flats with a retail unit at ground floor level following demolition of existing buildings." (Reference: OL/TH/19/0484) This was amended in the application for reserved matters which was approved in June 2024.

The site has planning permission to provide a total of 26 two bedroom flats and 4 bedsit flats arranged over 4 floors. In addition the scheme will provide 689 sq.ft (64 sq.m) of retail space. Full details of the application can be found on Thanet District Council's planning site under reference R/TH/23/1261. The planning permission provides for no social housing but a financial contribution to SAMM.



PRICE

We are seeking £1.8m (ONE MILLION EIGHT HUNDRED THOUSAND POUNDS) for the Freehold interest.

VAT

VAT will be payable if applicable.

VIEWINGS & INFORMATION

For further information and the marketing pack please contact sellers' sole agents Clarke & Crittenden.

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