

Property Particulars

RAMSGATE, KENT

23 KING STREET, CT11 8NP

SHOP TO LET OPPOSITE ICELAND - TO LET



TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

RENT

We have been instructed to offer the premise at **£16,500 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £6,700.

Note: Prospective tenants are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

James Crittenden BSc (Hons)
james@clarke-crittenden.com

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

LOCATION

The premises are located on King Street, close to the junction with Broad Street. The premises benefit from being opposite one of the towns main taxi ranks as well as the one of the towns bus stops. Nearby occupiers include Iceland, Coral and McDonalds.

DESCRIPTION

The property comprises a ground floor lock up shop only and has the following dimensions and net internal floors areas;

Net Frontage	3.30 m	10 ft 10 in
Gross Frontage	4.85 m	15 ft 11 in
Internal Width	4.60 m	15 ft 1 in
Shop Depth	14.77 m	48 ft 5 in
Ground Floor	66 sq m	705 sq ft
Basement	VOID	VOID
Total	66 sq m	705 sq ft



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)