

## RAMSGATE, KENT

1<sup>ST</sup> FLOOR, THE ARGYLE CENTRE YORK STREET, CT11 9DS

### MIXED USE SPACE TO RENT OF VARIOUS SIZES - ARGYLE CENTRE, RAMSGATE



#### LOCATION

The property is located on the corner of York Street and Queen Street a short walk from Ramsgate Town Centre. The unit is found on the first floor of Argyle Centre access via stairs and two lifts from the York Street entrance.

Nearby occupiers include Wikos, The British Red Cross and a number of regional and local businesses.

#### DESCRIPTION

The building has two lifts in the entrance hall from York Street providing access to all floors. The accommodation can be used for various uses subject to the necessary planning consent.

We are instructed to offer the first floor as to all interested parties who are looking for a wide variety of sized of unit ranging from 6,000 sq ft to 2,500 sq ft.



#### TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants.

#### RENT

We have been instructed to offer the premise at **£6 per sq ft per annum exclusive**, subject to contract.

#### SERVICE CHARGE

The tenant is to be responsible for their fair share of service charge and insurance.

#### DEPOSIT

A rental deposit may be required dependent on trading history

#### BUSINESS RATES

The units will need to be reassessed subject to confirming the area taken.

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

#### ENERGY PERFORMANCE RATING

The property has an EPC rating of C.

#### VAT

VAT will be payable if applicable.

#### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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#### Regulated by RICS

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