

FOR SALE

FREEHOLD
INVESTMENT
COMMERCIAL
BUILDING



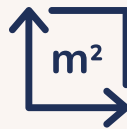
📍 33 High Street, Ramsgate, Kent CT11 9AG

Price **£400,000**



Property Type

COMMERCIAL BUILDING



Size

5,005 SQFT



Tenure

FREEHOLD



Borough

RAMSGATE



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Ramsgate Ferry (0.5 miles)
Ramsgate (0.7 miles)
Dumpton Park (0.8 miles)

VAT Applicable



NO

Rateable Value

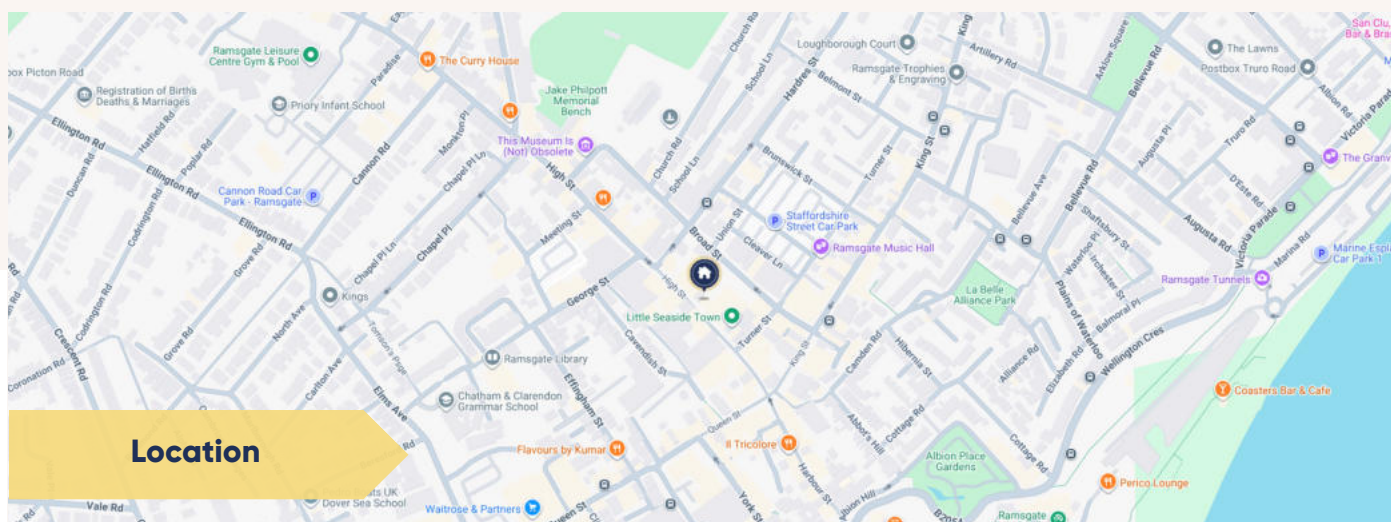


£28,250

EPC



E



Location

Additional Information

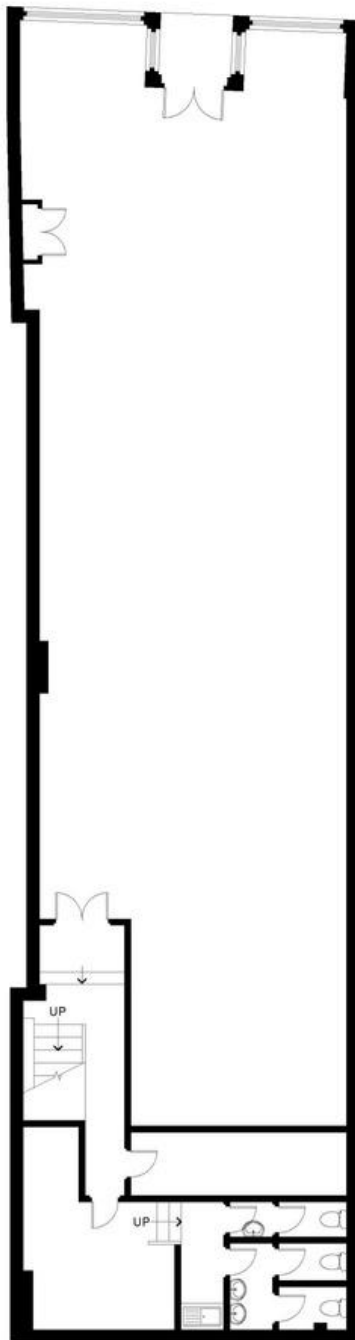
This modern, self-contained building is arranged over three floors and was formerly occupied by a fashion retailer. The premises benefit from direct street access as well as a rear entrance via a gated, shared parking area, which supports day-to-day operations and provides an additional level of security.

The current tenant occupies the entire ground floor, operating a food takeaway business to the front and a children's soft play facility to the rear. The first floor is sub-let via the tenant to an independent gym operator, while the second floor is utilised for storage.

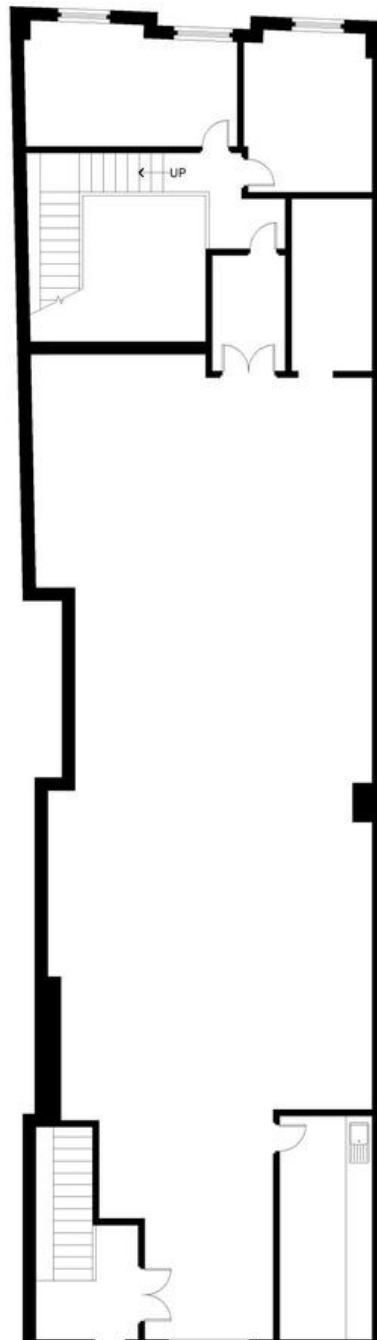
The property generates an annual rental income of £29,000, with the lease due to expire in February 2033.



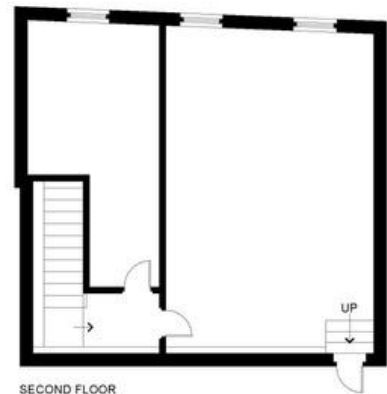
FLOORPLANS



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2368 SQ FT / 220.0 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 2526 SQ FT / 234.7 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT / 60.9 SQ M



HIGH STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5550 SQ FT / 515.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.



Lindley Baptiste
Property Consultant

✉ lindleybaptiste@whozoo.co.uk
☎ 07973 272 945 | 0333 200 8330



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 0333 200 8330



☎ 0333 200 8330

✉ info@whozoo.co.uk

🌐 www.whozoo.co.uk

☎ 07541 906 478

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