



RAMSGATE Boundary Road, CT11 7NA

MARKETED BY



**Cradick**  
RETAIL PROPERTY CONSULTANTS

ON BEHALF OF



# SUMMARY

- Prominent roadside location on Boundary Road, just a few minutes walk from the High Street and Ramsgate Harbour
- Overall site area of approximately 1.2 acres, comprising a retail store of 15,284 sq ft with 70 parking spaces
- The subject site is positioned opposite a new Aldi store and 78 unit residential scheme
- The Cinque Port Town of Ramsgate has a local population of approximately 40,000 people



# SITUATION



# LOCATION

Ramsgate is an historic coastal town on the Thanet peninsular in Kent with a population of approximately 40,000 people. The subject site is located on Boundary Road, an arterial route to both Westwood Cross and Broadstairs from the town. The High Street is just a short walk away and the new Aldi store opposite is planned to open early 2021.



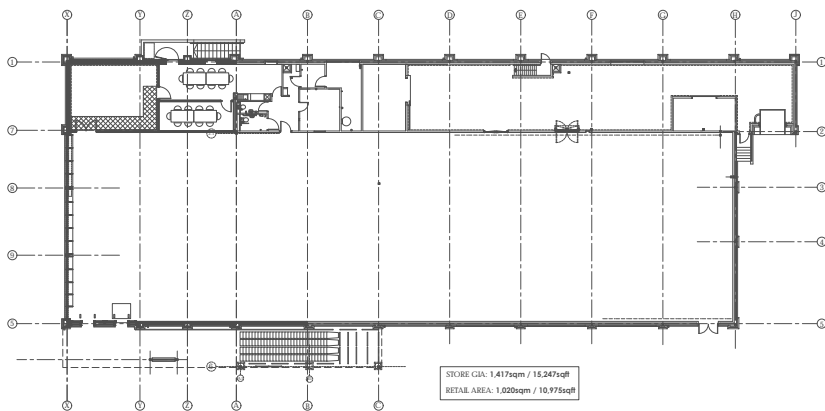
# DESCRIPTION

The site as a whole is approximately 1.2 acres comprising some 15,284 sq ft GIA of retail space, all at ground floor, with 70 car parking spaces.

Approximate gross internal areas are as follows:-

Sales	1,020 sq m	10,979 sq ft
Stores	233 sq m	2,509 sq ft
Cold Stores	47 sq m	506 sq ft
Dock Leveller		

The premises are considered suitable for alternative uses subject to the necessary consents being obtained.



# TERMS

The property is available freehold with vacant possession, offers are invited in the region of **£2,300,000**. Alternatively, the property is available by way of a new full repairing and insuring lease, for a term of years to be agreed, at a commencing rent of **£195,000** per annum exclusive, subject to 5 yearly upward only rent reviews.

# TIMING

Following Aldi's relocation to new premises nearby, the property will be available with vacant possession from 2021.

# EPC

Available upon request.





# RATES

Rateable Value £260,000

Rate in the £ (2020/21) 51.2p

Prospective occupiers should make their own enquiries to verify this information.

# LEGALS

Each party is to be responsible for its own legal costs incurred in the transaction.

# CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-



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