

Lot 25, Former Barclays Bank, 11-13 Queen Street, Ramsgate, Kent CT11 9DZ

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



Freehold Retail and Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail and Development Opportunity

- Substantial former bank building
- Potential for development (Subject to Consents)
- Pedestrianised town centre location
- Approx. 645.10 sq m (6,944 sq ft)
- Located close by to the well recognised Royal Harbour and Marina and Ramsgate Beach
- Nearby occupiers include Waitrose, Halifax, KFC, Lloyds Bank, HSBC, Boots, Iceland and Timpson

Lot

25

Auction

18th September 2025

Vacant Possession

Status

Available

Sector

High Street Retail, Development

Auction Venue

Live Streamed Auction

Location

Miles

4.5 miles south of Margate, 16 miles west of Canterbury, 20 miles north of Dover

Roads

M2, A253, A256

Rail

Ramsgate Railway Station

Air

London Gatwick Airport

Situation

Ramsgate is a busy port on the east coast of Kent, with excellent links to the M2 via the A253. The property is situated on the corner of Queen Street and Cavendish Street, a pedestrianised thoroughfare, within the Ramsgate Conservation Area, near to the Royal Harbour and Marina and Ramsgate beach. The Courthouse is a recently completed residential development of 87 apartments of 1, 2 and 3 bedrooms, located near to the property on Queensbridge Drive. Nearby occupiers include Halifax, Timpson, KFC, Lloyds Bank, HSBC, Boots, Iceland and Waitrose.

Tenure

Freehold.

EPC

C62

Description

The property comprises a former ground floor banking hall benefiting from an extensive return frontage with office accommodation on first and second floors and basement storage accommodation. The property benefits from rear access and car parking. The upper floors may be suitable for change of use subject to obtaining the necessary consents.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

| Floor | Use | Floor Areas Approx sq m (1) | Floor Areas Approx sq ft (1) | Tenant |
|--------------|--------|--------------------------------|---------------------------------|--------|
| Ground | Retail | 187.70 | (2,020) | VACANT |
| First | Office | 194.80 | (2,097) | |
| Second | Office | 125.10 | (1,347) | |
| Basement | Office | 137.50 | (1,480) | |
| Total | | 645.10 | (6,944) | |

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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2024