

Lot 32, 36 High Street, Ramsgate, Kent CT11 9AG

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Savers Health and Beauty Limited until August 2029 (subject to option)
- Tenant in occupation since at least 2002
- Substantial property of approx. 563.45 sq. m. (6,065 sq. ft.) over Ground, First and Second Floors
- Future change of use potential of the upper floors (subject to consents)
- Prime pedestrianised location
- Neighbouring occupiers include Poundland, Card Factory, Specsavers, Santander, Nationwide, Lloyds, Boots, Holland & Barrett and Cafè Nero

Lot 32
Auction 11th June 2026

Rent £26,000 per Annum Exclusive
Status Available

Sector High Street Retail
Auction Venue Live Streamed Auction

Location

Miles 75 miles south-east of London city centre, 16 miles east of Canterbury
Roads M2 (junction 7), A253, A256
Rail Ramsgate Railway Station (Approximately 1 hour 16 mins to London St Pancras International)
Air London Gatwick Airport, London Stanstead 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 prominently situated on the town's principal retailing thoroughfare, on the south side of the pedestrianised High Street. Neighbouring occupiers include Poundland, Card Factory, Specsavers, Santander, Nationwide, Lloyds, Boots, Holland & Barrett, Caffè Nero and a range of local independent businesses.

Tenure

Freehold.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors. The upper floors may be suitable for change of use subject to the lease and obtaining necessary consents.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.
Ground	Retail	290.65	(3,129)	SAVERS HEALTH AND BEAUTY (t/a Savers)(2)	5 years from 14/08/2024 (3)	£26,000
First	Ancillary	230.40	(2,480)			
Second	Ancillary	42.40	(456)			
Total		563.45	(6,065)			£26,000

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

(2) Savers Health and Beauty Limited was incorporated in 1987 and trades from over 500 stores nationwide. For the year ending 28 December 2024, Savers Health and Beauty Limited reported turnover of £791,310,000, pre-tax profits of £69,928,000, and total shareholders' funds of £159,068,000 (Source: Companies House 20/05/2025).

(3) The lease provides for a tenant option to determine on 14/08/2027 upon serving 6 months' prior written notice.

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2024