

lot 46**5 High Street
Ramsgate, Kent CT11 9AB****Rent
£24,500
per annum
exclusive****Freehold Retail Investment**

- Entirely let to Tui UK Limited t/a Thomson Travel
- Prime pedestrianised town centre location

- Close proximity to Ramsgate Harbourside and Marina
- Neighbouring occupiers include Lloyds Bank, New Look, HSBC, Boots, WH Smith and Caffè Nero

**On behalf of
a Fund****Location**

Miles: 75 miles 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, Manston 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 east side of the pedestrianised High Street in a highly prominent position at its junction with King Street and Queen Street. Neighbouring occupiers include Lloyds Bank, New Look, HSBC, Boots, WH Smith and Caffè Nero. The property is in close proximity to Ramsgate Harbourside and Marina.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	53.10 sq m (572 sq ft)	TUI UK LIMITED t/a Thomson Travel (1)	10 years from 23/01/2006 on a full repairing and insuring lease	£24,500	22/01/2016
First	Ancillary	34.90 sq m (376 sq ft)				
Second	Ancillary	33.80 sq m (364 sq ft)				
Totals		121.80 sq m (1,312 sq ft)			£24,500	

(1) Tui UK Limited is a subsidiary of Thomson Travel (Group) Holdings Limited. Thomson Travel has 700 branches across the UK. (Source: www.thomson.co.uk and www.tuitravelplc.com 11/06/2014).

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