

# 41 Effingham Street & 2a George Street Ramsgate, Kent CT11 9AT

lot 96

## Freehold Retail Investment

- Prominent corner building within Ramsgate town centre
- Located in busy Kent town
- Outstanding 2013 rent review
- Two minutes walk from the High Street

Rent  
£5,800 per  
annum  
exclusive



## Location

Miles: 4.5 miles south of Margate  
16 miles west of Canterbury  
20 miles north of Dover  
Roads: M2, A253, A256  
Rail: Ramsgate Rail  
Air: Manston Airport, London Gatwick

## Situation

Ramsgate is a busy town on the east coast of Kent, with excellent links to the M2 via the A253. The property is located within the town centre on the eastern side of Effingham Street at its junction with George Street. The pedestrianised High Street is within a two minute walk and houses retailers including Argos, Greggs, WH Smith, New Look and Boots.

## Description

The property is a Grade II listed building comprising a ground floor retail unit with basement ancillary accommodation. There are two residential flats on the upper floors and a ground floor retail unit to the rear which have been let on 125 year leases.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Unit No.	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
41	Ground Basement	Retail Ancillary	35.40 sq m (381 sq ft) 13.70 sq m (147 sq ft)	<b>INDIVIDUALS t/a Bliss Salon</b>	6 years from 13/09/2010	£5,500	13/09/2013 (1) (12/09/2016)
41a	First	Residential	Not measured	<b>INDIVIDUAL</b>	125 years from 01/01/2005 until 31/12/2130 (2)	£100	01/01/2038, 01/01/2071 and 01/01/2104 (3)
41b	Second	Residential	Not measured	<b>INDIVIDUAL</b>	125 years from 01/01/2005 until 31/12/2130 (2)	£100	01/01/2038, 01/01/2071 and 01/01/2104 (3)
2a George Street	Ground	Retail	Not measured	<b>INDIVIDUAL</b>	125 years from 01/01/2005 until 31/12/2130 (2)	£100	01/01/2038, 01/01/2071 and 01/01/2104 (3)

**Total Commercial Area** 49.10 sq m (528 sq ft) £5,800

- (1) The 13th September 2013 rent review is outstanding.
- (2) The seller has served notices on the residential lessees under Section 5B of the Landlord and Tenant Act 1987.
- (3) The lease provides fixed rental increases to £200 in 2038, £300 in 2071 and £400 in 2104.

## For further details please contact:

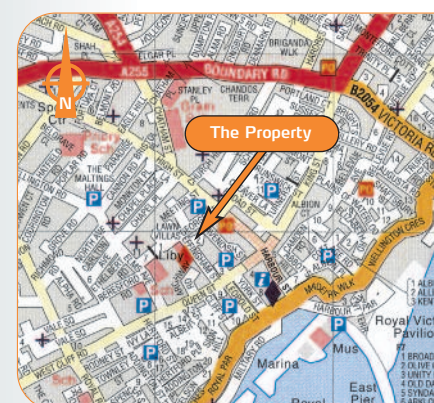
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## Buyer's Legal Report Service

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See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

## Seller's Solicitors:

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