

# Lot 21

£36,760 per annum exclusive (2)(4)

## 19 High Street & 4 Turner Street, Ramsgate, Kent CT11 9AG

Freehold Retail and Residential Investment



19 High Street



4 Turners Street

### Key Details

- Comprises two retail units and four self-contained one bedroom flats
- Pedestrianised town centre location
- Nearby occupiers include WH Smith, Boots, New Look, Caffè Nero, Poundland and EE

On behalf of Receivers **CBRE**

### Location

**Miles:** 5 miles south of Margate  
15 miles east of Canterbury  
**Roads:** A28, A256, A299  
**Rail:** Ramsgate Railway Station  
**Air:** London Gatwick Airport

### Situation

Ramsgate is a popular Kent seaside town and the property is prominently situated in the heart of the town centre, on the north side of the pedestrianised High Street close to its junction with King Street and Queen Street. Nearby occupiers include WH Smith, Boots, New Look, Caffè Nero, Poundland and EE.

### Description

The property comprises two ground floor retail units with four self-contained one bedroom flats on the first, second and third floors. The residential flats are accessed from Turner Street.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
19 High Street	Ground	Retail/Ancillary	67.58 sq m (727 sq ft)	THE NIFTIES GROUP LTD to trade as Nifties	5 years from 01/12/2017 (2)	£12,000 (2)	30/11/2022
4 Turner Street	Ground	Retail/Ancillary	23.79 sq m (256 sq ft)	INDIVIDUAL t/a Geek Havoc	3 years from 21/11/2016 (3)	£4,000	21/11/2019
	First, Second & Third	Residential	4 x one bedroom flats	4 x INDIVIDUALS	4 x Assured Shorthold Tenancies	£20,760 (4)	-
<b>Total Commercial Area</b>			<b>91.37 sq m (983 sq ft)</b>			<b>£36,760</b>	

- (1) Nifties is a convenience store specialising in surplus stock, short dated and damaged food items ([www.dontwastethetaste.co.uk](http://www.dontwastethetaste.co.uk)).
- (2) Heads of terms have been agreed and are in solicitors' hands due to complete imminently. The lease will provide for a new 5 year lease to The Nifties Group Ltd at a rent of £12,000 p.a.x. subject to a mutual option to determine on the 2nd anniversary. Please refer to the legal pack for further information.
- (3) The lease provides for a tenant option to determine on 21st May 2018.
- (4) The four residential one bedroom flats have been let on separate Assured Shorthold Tenancies at a total rent of £20,760. Please refer to the legal pack for further information.



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