



21-31 York Street, Ramsgate CT11 9DS



Area

Gd & 1st floor approx 16,000 sq ft each



Location

Town Centre Location



Rent

£120,000 per annum exclusive



Frontage

Gross frontage 106 ft



Parking

Pay & Display Car Park to rear

LOCATION

The building is situated in a prominent position in the Town Centre adjacent to Travelodge. The largest Wetherspoons in the country is nearby as are many other national and local occupiers. To the rear is a public Pay & Display Car Park.

DESCRIPTION

This former Wilkinsons comprises of approximately 16,000 sq ft on ground floor and 16,000 sq ft on first floor. There is a dedicated yard area to the rear. Suitable for a variety of uses subject to Landlord and Local Authority consent. The Landlord will consider splitting the building. £120,000 per annum exclusive.

TERMS

Available by way of a brand new Full Repairing and Insuring lease.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction..

ADMINISTRATIVE COSTS

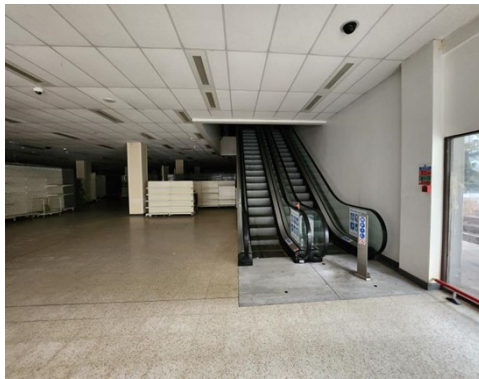
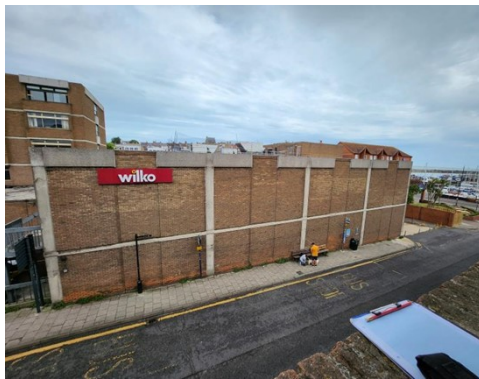
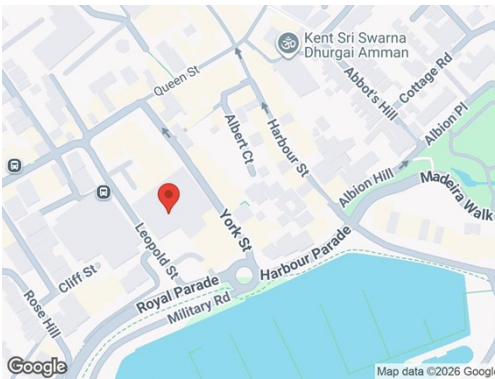
Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

RATES

According to the Valuation Office the Rateable Value is £74,500 per annum. Interested parties are encouraged to make their own enquiries with Thanet Council.

EPC

For further information please contact:
hello@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Proxima, 1 Grenfell Road, SL6 1HN | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

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