

# Ellington Infant School Nursery

High Street, St Lawrence, Ramsgate, CT11 0QH



**SIBLEY PARES**

CHARTERED SURVEYORS & ESTATE AGENTS

- Arranged over two buildings
- Outside play space
- Ability to utilise school facilities
- Separate entrance gates

**Children's Nursery**

**TO LET**

**191.8 m<sup>2</sup> (2,065 sq ft)**

## Location

The property is located in the St Lawrence area of Ramsgate, to the north west of the town centre and on the south side of the High Street.



It is situated within the ground of the Ellington Infant School but aside from accessing via the school car park, it is self contained.

## Description

The property comprises two modular buildings with tarmac playground and some small timber decking area and divided from the school via a picket fence.

Each modular cabin provides nursery space and storage and Cabin 2 has toilet and kitchen facilities. They have vPVC doors, combination of lino and carpet flooring, electric heating, and an intercom to the school front door (if required).

The external space has been divided into different areas using wood picket fencing.

## Accommodation

Having measured the premises we calculate it has the following floor areas:

GIA	sqm	sq ft
Cabin 1 – front	66.2	713
Cabin 2 – rear	125.6	1,352
<b>Total</b>	<b>191.8</b>	<b>2,065</b>

## Condition

The space is ready to be occupied but could benefit from some redecoration in places.



## Terms and Rent

The property is available To Let by way of a new effective Full Repairing Insuring Lease for a term to be agreed. Our client is seeking to achieve a rent of £18,000 per annum.

## Rateable Value

We understand only one of the cabins has been assessed and has a Rateable Value of £8,200. The tenant is to notify the Local Authority on occupation for the second cabin.

## VAT

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

## Utilities

The services are submetered and charged back based on usage.

## EPC

The property has two assessments; Building 1, C (74) and Building 2, C (67).

## Legal Costs

The incoming tenant to pay its own and the landlord's legal and professional costs.

For all Viewings and Enquiries contact:



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