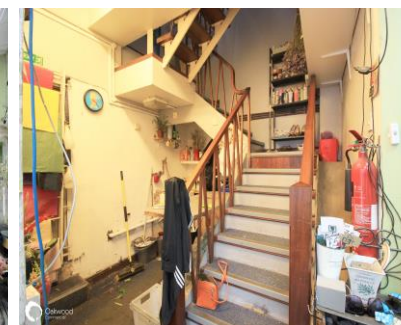


Commercial Property brochure



Queen Street, Ramsgate, Kent, CT11 9DZ

Price: Starting Bid £195,000

Investment Opportunity

Prime Location

Development Potential

EPC C



commercial@oakwoodhomes.biz



01843 222704



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Commercial Property brochure



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1000 Sq Ft

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The Property

FREEHOLD COMMERCIAL RETAIL PROPERTY - QUEEN STREET, RAMSGATE. Offered for sale by Modern Method of Auction. Calling Investors - Formally a florists, this attractive semi-detached property offers a prime opportunity for a variety of commercial ventures. Located amidst a vibrant community of independent traders, restaurants, and multiple operators, its strategic position ensures high visibility and foot traffic. Situated just a short walk away from convenient amenities such as car parks, the seafront, and bus routes, it presents an enticing proposition for businesses seeking a bustling locale

Location

Queen Street, Ramsgate, boasts a thriving commercial hub, attracting visitors and locals alike with its diverse array of businesses and amenities. Its strategic positioning ensures consistent footfall, making it an ideal setting for entrepreneurial ventures.

The Accommodation

Main Shop	16'8" (5.08m) x 15'5" (4.70m)
Preparation Area	11' (3.35m) x 8' (2.44m)
1st Floor	17'5" (5.31m) x 16'2" (4.93m)
W.C.	
2nd Floor	10' (3.05m) 8' (2.44m)
Store Room	16' (4.88m) x 7'5" (2.26m)

Auction Details: This property is being offered for sale through the Modern Method of Auction, providing interested parties with a transparent and efficient process to secure this promising investment opportunity.



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AUCTIONEERS COMMENTS:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 60 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

What3words: ///jaws.flops.cure

Ratable Value: £5,900 (Multiplier 49.9p)

Key Features

- Investment opportunity
- Prime location
- Versatile space
- Convenient access
- Development potential

Need a mortgage..?

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. COM0023477/20240425/DTDP



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