



1-3 High Street, Ramsgate
£2,916 pcm



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, Ramsgate

SPECTACULAR OPPORTUNITY!

Miles and Barr are delighted to bring to the market the former HSBC building on the corner of the high street, Ramsgate.

The historic property presents itself in a prominent location, visible from numerous locations in the town centre.

The property comprises over three floors. The ground floor currently has partitioned walls to separate the public and the accounting offices, with separate office rooms to the rear. The first floor is similar in footprint to the below, and has several office rooms, alongside a modern kitchenette and WC facilities. The property also has a large basement area, again currently split into separating rooms.

Lease terms:

Year One- £35,000pa

Year Two Onwards - £40,000pa

Total Floor Area 3627 sqm (337sqm)

The property is readily available and viewing is highly recommended!





Ground Floor

Frontal Service Area

45' 11" x 10' 4" (14m x 3.16m)

Rear Service Area

38' 8" x 11' 6" (11.78m x 3.5m)

Service Area

6' 11" x 10' 10" (2.1m x 3.3m)

Rear Additional Service Area

16' 5" x 10' 2" (5m x 3.1m)

Office Room

8' 4" x 10' 11" (2.54m x 3.34m)

First Floor

Open Plan Office Area

32' 2" x 19' 12" (9.8m x 6.09m)

Kitchenette

9' 10" x 23' 6" (3m x 7.16m)

Office Room One

13' 1" x 10' 12" (4m x 3.35m)

Office Room Two

15' 5" x 9' 2" (4.7m x 2.8m)

Office Room Three

10' 2" x 12' 5" (3.1m x 3.79m)

Extensive Basement





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure