



12 King Street, Ramsgate, CT11 8NW

£24,000 Per annum

Nestled in the heart of Ramsgate on the bustling King Street, this commercial property presents a unique opportunity for aspiring entrepreneurs or seasoned business owners. Currently operating as the well-established Star Nergis café bar and restaurant, this venue has been a beloved fixture in the community for the past 20 years, offering a vibrant atmosphere and a loyal customer base.

The property features an apartment which is currently a staff room and storage. Can be used a flat for occupier, providing ample space for dining and socialising, making it an ideal setting for a café or restaurant. With two bedrooms and two bathrooms, there is potential for staff accommodation or additional storage, enhancing the functionality of the space. 10 - 20 - 25 year lease on offer. Depending on your requirements.

Constructed between 1960 and 1969, the building boasts a character that blends well with the charm of Ramsgate's town centre. Its prime location ensures high foot traffic, making it an attractive prospect for anyone looking to invest in a thriving business environment.

For those interested in taking over this successful establishment, a premium of £90,000 is required to commence the lease. Detailed financial books are available through Lovetts of Ramsgate office, providing transparency and insight into the business's performance.

This property is not just a place to work; it is an opportunity to become part of the vibrant Ramsgate community. Whether you are looking to continue the legacy of Star Nergis or envision a new concept, this commercial space is ready for its next chapter.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(95-100) A			(10-15) A		
(85-95) B			(16-25) B		
(75-85) C			(26-35) C		
(65-75) D			(36-45) D		
(55-65) E			(46-55) E		
(45-55) F			(56-65) F		
(35-45) G			(66-75) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		