Lovetts
OF RAMSGATE
Passionate About Property.
78/78a High Street, Ramsgate, Kent, CT11 9RX Tel: 01843 570 305



161-163 King Street, Ramsgate, CT11 8PN

Realistic offers considered £275,000

In the heart of Ramsgate on King Street, this exceptional investment opportunity presents a unique chance for savvy buyers. The property comprises two commercial shops on the ground floor, accompanied by a three bedroom maisonette residential flats above, making it a versatile asset for those looking to expand their portfolio.

The shops, which can be converted into living spaces if desired, currently have a strong rental potential, with an average market rate of £1,000 per calendar month. This ensures a steady income stream, as we already have interested tenants ready to occupy. The flat above offer's comfortable living space featuring three bedrooms and a well-appointed bathroom, ideal for tenants seeking a convenient lifestyle in this vibrant coastal town.

One of the standout features of this property is the large garden area, which, subject to planning (STP), holds the potential for redevelopment into additional apartments. Or as a pair of town houses This opens up exciting possibilities for further investment and growth, making it an attractive proposition for those looking to maximise their returns.

As a freehold purchase, this property offers complete ownership and flexibility, allowing you to manage your investment as you see fit. Viewings can be arranged through our office at Lovetts of Ramsgate, where our team is ready to assist you in exploring this remarkable opportunity.

Do not miss out on the chance to secure a prime investment in Ramsgate. For more information or to schedule a viewing, please contact us at 01843 570305 or via email at ramsgate@lovett.co.uk.



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Louge 13'3 x 14'7 (4.04m x 4.45m)

Kitchen 115 x 64 (35.05m x 19.51m)

Bathroom 12'5 x 11'6 (3.78m x 3.51m)

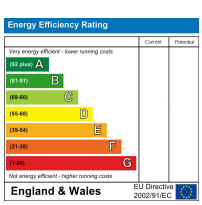
Bedroom 1 13'5 x 12'3 (4.09m x 3.73m)

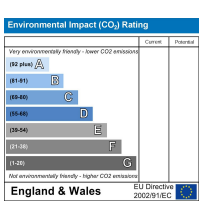
Hallway 13'3 x 13'8 (4.04m x 4.17m)

Bedroom 3 13'5 x 12'3 (4.09m x 3.73m)

Shop 1 13'8 x 20'0 (4.17m x 6.10m)

Shop 2 13'0x 25'0 (3.96mx 7.62m)





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