



## 12 King Street, Ramsgate, CT11 8NW

Realistic offers considered £155,000

Make me an offer on this Bustling King Street, this impressive commercial property offers a prime opportunity for business owners and investors alike. Spanning an expansive 893 square feet, this post-war building boasts a large shop front that is sure to attract attention and foot traffic, making it an ideal location for retail or service-oriented enterprises. £150,000 - £169,995 Make me an offer range.

24 year lease available on this shop with uppers. Change of use is simple with the local Thanet district council if that is what's required. For more information speak t one of our sales team.

The property features two upper floors, providing ample space for storage, offices, or additional retail space, enhancing its versatility. With rear access, the layout is practical and convenient, allowing for easy deliveries and customer access.

The expected income of £32,000 per year presents a promising return on investment, making this property not only a strategic business choice but also a sound financial opportunity.

Whether you are looking to establish a new venture or expand an existing one, this commercial space on King Street is a remarkable find in a vibrant area of Ramsgate. Do not miss the chance to make this property your own and benefit from its potential in a thriving community.

