



### SITUATION

Occupying a town centre position near a **Sports Direct**, **Waitrose** and **Your Move**, fronting a multi-storey car park and being opposite a new **Loco Convenience Store** (currently fitting out).

Ramsgate is a popular East Kent coastal town some 17 miles north-east of Canterbury and 20 miles north of Dover with easy access via the A293 which provides access to the A2 and M2 Motorway.

### PROPERTIES

Forming part of a terraced parade comprising **3 Ground Floor Shops** with No. 54 benefiting from a **Basement** that also goes underneath No. 52.

**VAT is payable in respect of these Lots**

### TENURE

**Each Leasehold for a term of 999 years from completion at a peppercorn ground rent.**



The Surveyors dealing with these properties are **NICHOLAS BORD** and **STEVEN GROSSMAN**

\* Refer to Point 9 in the 'Notice to all Bidders' page



### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 42</b> <b>*Reserve Below £80,000</b>	No.52 (Ground Floor Shop)	Gross Frontage 18'2" Internal Width 16'10" Shop & Built Depth 48'1" Sales/Office Area Approx 685 sq ft WC	<b>Mr A. Docherty t/a Gibsons</b> (Estate Agent)	10 years from 16th May 2002 <b>(In occupation for approx. 20 years)</b>	£11,000	FRI Holding Over
<b>Lot 43</b> <b>*Reserve Below £65,000</b>	No.54 (Ground Floor Shop & Basement)	<b>Ground Floor Shop</b> Gross Frontage 18'5" Internal Width 16'10" Shop Depth 27'11" Built Depth 47'4" <b>Basement</b> (Beneath No. 54 & No. 52) Area Approx 675 sq ft 2 WCs	<b>VACANT</b>			Available 'To Let' for £13,000 p.a.
<b>Lot 44</b> <b>*Reserve Below £80,000</b>	No. 56 (Ground Floor Shop)	Gross Frontage 18'10" Internal Width 16'11" Shop Depth 29'2" Built Depth 47'2" WC	<b>Mr S. Baggott</b> (Fishmongers)	5 years from 4th June 2013	£10,000	FRI <b>Rent Review and Tenant's Break 2016</b>

#### VENDOR'S SOLICITORS

Salehs LLP – Tel: 0161 434 9991  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) per Lot upon exchange of contracts