

**Residential  
Redevelopment Potential**

## FOR SALE

*Commercial Buildings & Land on  
0.4 acre site*

smith  
woolley  
chartered surveyors

45a Whitehall Road,  
Ramsgate,  
Kent, CT12 6DE



Land off Hurst Grove

The subject property is accessed from Whitehall Road but also adjoins Hurst Grove and is located within a mixed commercial and residential area, Whitehall Road links to Newington Road (B2014) and Margate Road (A254). Ramsgate has good road links to Canterbury and Dover via the A299. Ramsgate town centre is within a 10 minute drive.

This site currently comprises a range of commercial buildings of various ages and specifications which are used as both industrial/warehousing and office accommodation. There is car parking in the central yard area to the front of the buildings. In addition, there is a plot of grassed land accessed directly from Hurst Grove (see plan).

## Accommodation

	Approx. Gross Internal Area	
	sq.m.	sq.ft.
Rear Store	69.77	751
Modern Rear Unit	242.66	2,612
Central Building	228.35	2,458
<i>Including office, stores/workshop, W.C. facilities</i>		
First Floor Offices	125.79	1,354
Store / Garage	44.16	475
Further garage / store	52.65	567
Boiler Rooms	12.82	138
<b>Total Approx:</b>	<b>776.20</b>	<b>8,355</b>

## Business Rates

Rateable value: £21,750

UBR (2017/18): 46.6p

Interested parties are advised to confirm these figures with Thanet District Council.

## Terms

The site is available for sale for offers in the region of **£475,000 (no VAT)**.

## Services

All main services are connected to the property including 3 phase electricity, drainage, water and gas.

## Residential development potential

Indicative plans showing potential development layouts are available to applicants upon request. Applicants should make their own enquiries at Thanet District Council for any change of use from current commercial use.

## Energy Performance Certificate

Full EPC and Recommendation Report is available upon request, this property has a current energy efficient rating of 105 (Band E).

## Legal Costs

Each party to bear their own legal fees.

## Viewing

Strictly by appointment through these offices.

## For Further Information Contact:

Siobhan Wood

[siobhan.wood@smithwoolley.com](mailto:siobhan.wood@smithwoolley.com)

**01233 640800**

Kris Foster

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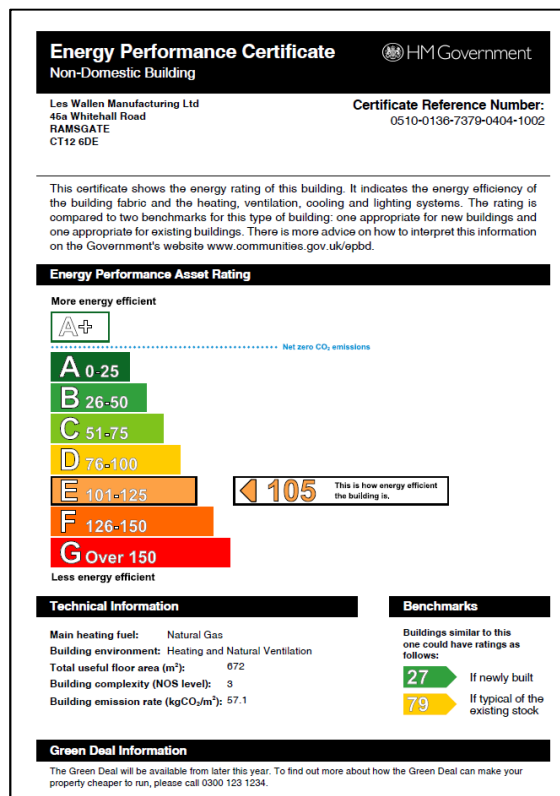
**01303 226622**

[www.smithwoolley.com](http://www.smithwoolley.com)

## VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available on request).

A2887/July 2017



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.

In the event of the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether orally or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.





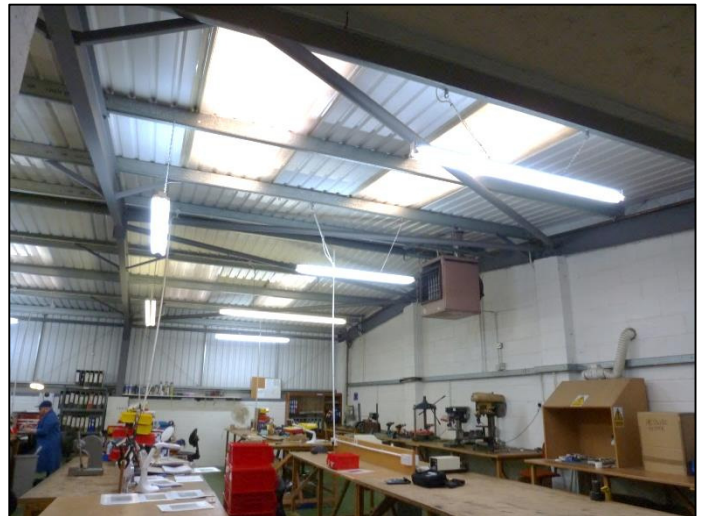
Garage/Store and Yard Area



Modern Building



Office



Warehouse/Store