Lovetts OF RAMSGATE

Passionate About Property.

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## 12 King Street, Ramsgate, CT11 8NW

## Realistic offers considered £150,000

SHOP WITH UPPERS OVER 2 FLOORS set in the highly vibrant King Street in Ramsgate, this post-war commercial property offers an excellent opportunity for businesses seeking a modern workspace. Spanning an impressive 893 square feet, the property features three spacious reception rooms, providing ample room for meetings, client interactions, or collaborative projects.

Works out £28,000 per year and 15 percent return on investment - 5.5 years to pay back full purchase price at £165,000/ Welcome.

The layout includes two well-appointed rooms, ensuring convenience for both staff and visitors. The first-floor offices boast self-contained access from the rear, allowing for privacy and ease of entry. Currently undergoing refurbishment, the interior is being updated to meet contemporary standards, promising a fresh and inviting atmosphere for new tenants. RENTAL INCOME : £30,000 for 2 whole floors of offices and 1 x shop with tenants.

This property is ideally situated in a bustling area, making it a prime location for various commercial ventures. With its modern design and thoughtful amenities, it is poised to cater to the needs of today's businesses.

NEW CARPETS - NEW ELECTRICS - NEW FIRE DOORS - NEW WCs AND REDECORATED THOUGHOUT.

For those interested in viewing this promising space, we invite you to contact Lovetts Ramsgate today. Let us guide you through this exciting opportunity and help you envision your business thriving in this desirable location.

More imagery coming soon

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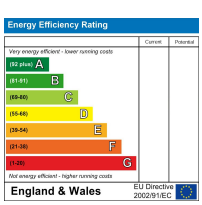
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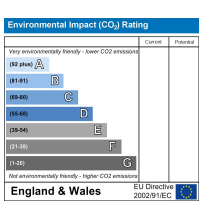
# 12 King Street, Ramsgate, CT11 8NW

Room 1 10 x 10 (3.05m x 3.05m )

Room 2 13 x 16'5 (3.96m x 5.00m)

2nd floor Room 3 13'1" x 19'8" approx (4m x 6m approx)




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