

# 12 Queen Street Ramsgate, Kent CT11 9DR



On the instructions of Matthew Tait and David Gilbert of BDO Stoy Hayward LLP, Joint Administrators to Peter Newman Shoes Limited

## **Prominent retail premises arranged over lower ground, ground and two upper floors within busy pedestrian precinct**

- 850 sq ft (79 sq m) ground floor retail
- 527 sq ft (49 sq m) lower ground floor
- 1,181 sq ft (110 sq m) first and second floor stores
- Potential for residential conversion to upper parts
- Freehold For Sale

**Edward  
Symmons**

**020 7955 8454**

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



### Situation

The property forms part of the town's principle retailing area and is situated on the south side of Queen Street between the High Street and York Street.

A number of well known multiple retailers are located nearby including Barclays Bank Plc, New Look, KFC and JD Sports.

### Description

A mid terraced brick building arranged over lower ground, ground and two upper floors together with a single storey extension to the rear.

The ground floor has a glazed double frontage and is open plan.

The lower ground and two upper floors provide storage and office accommodation together with kitchenette and WC facilities to the first floor.

### Accommodation

All dimensions and floor areas are approximate.

Gross frontage	20'0	6.1 m
Internal width	18'9"	5.7 m
Built depth	54'0	16.5 m

Lower Ground	527 sq ft	49 sq m
Ground floor	850 sq ft	79 sq m
First floor	587 sq ft	54 sq m
Second floor	594 sq ft	56 sq m

Total	2,558 sq ft	238 sq m
-------	-------------	----------

### Tenure

Freehold

### Price

Offers are invited in excess of £250,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

### Legal Costs

Each party shall bear its own costs.

### Viewing

Contact: Graham C Free or Ian J Bell  
 Tel: 020 7955 8454  
 Fax: 020 7403 1947



April 2009

**2 Southwark Street, London Bridge, London SE1 1TQ**

#### Misrepresentation Act 1967

Edward Symmons LLP as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the Purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.

**Edward Symmons**  
**020 7955 8454**  
[www.edwardsymmons.com](http://www.edwardsymmons.com)