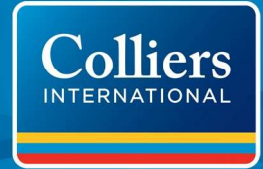


# LONG LEASEHOLD FOR SALE LARGE LEISURE UNIT



## Royal Victoria Pavilion, Harbour Parade, Ramsgate, Kent, CT11 8LN

- 75 Year lease from 1st May 1969, subject to fixed 25 yearly uplifts with a current passing rent of £12,500 pa
- Casino/nightclub premises suitable for alternative use (subject to obtaining planning and other consents)
- Seafront location

Size: 20,951 sq ft (1,946 sq m)

Price: £500,000

## CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Toby Hall  
Licensed & Leisure  
+44 20 7487 1929  
[Toby.Hall@colliers.com](mailto:Toby.Hall@colliers.com)

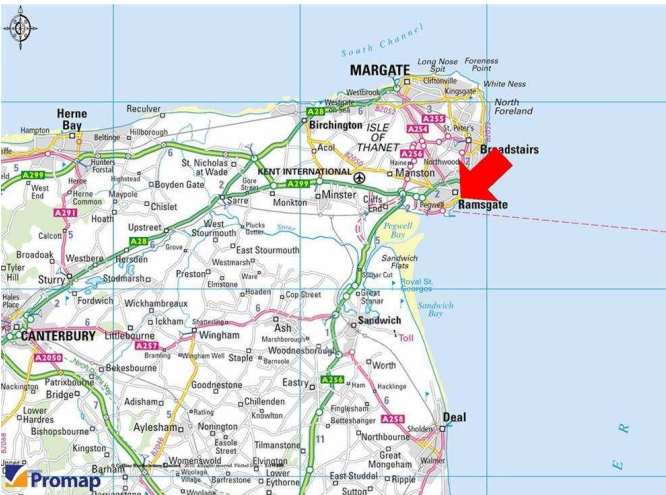
Heather Bates  
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# Royal Victoria Pavilion, Harbour Parade, Ramsgate, Kent, CT11 8LN



## LOCATION

The Property is located on the seafront immediately adjacent to the Harbour. The surrounding area comprises of a mixture of amusement arcades, pubs and café operators, with nearby operators including **The Jazz Room**, **Pizza Express**, **Ramsgate Boulevard Amusements** and **Ramsgate Maritime Museum**.

## DESCRIPTION

The Property was constructed in 1903 by SD Adshead and comprises a former theatre with fluted Doric columns arcading and barrel vaulted roof. The interior of the Property has been sub-divided to create a casino on one side of the Property with a nightclub on the other. The premises are Grade II Listed.

## ACCOMMODATION

The Property is arranged over basement, ground and first floor levels and comprises a disused nightclub arranged over basement, ground and first floor levels with a ground floor casino and ancillary accommodation.

## FLOOR AREAS

The Property has the following approximate gross internal floor areas:-

Basement	1,680 sq ft	/	156.08 sq m
Ground	18,720 sq ft	/	1,739.14 sq m
First	551 sq ft	/	51.19 sq m
<b>Total</b>	<b>20,951 sq ft</b>	<b>/</b>	<b>1,946 sq m</b>

NB The areas are quoted for guidance only and represent the best estimate for the site measurements on the current layout, interested parties will need to verify the dimensions and areas for themselves.

## TENURE

The Property is held on a 75 year lease from 1st May 1969, subject to fixed 25 yearly uplifts. The current passing rent is £12,500 pa.

## RENT REVIEWS

There is a fixed rental increase on the 1 May 2019 to £15,000 pa with no further reviews.

## TERMS

Premium offers are sought in the region of £500,000 for the benefit of our client's long leasehold interest.

## USER CLAUSE

The user clause states that the Property can be used as a theatre, restaurant, concert hall, tea rooms or licensed bar or for any other public entertainment subject to the Landlord's prior consent, not to be unreasonably withheld.

# Royal Victoria Pavilion, Harbour Parade, Ramsgate, Kent, CT11 8LN

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## VAT

VAT has been elected to be charged on the Property.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

## FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

To view details of other properties we are marketing visit our website at [www.colliers.com/uk/leisure](http://www.colliers.com/uk/leisure)

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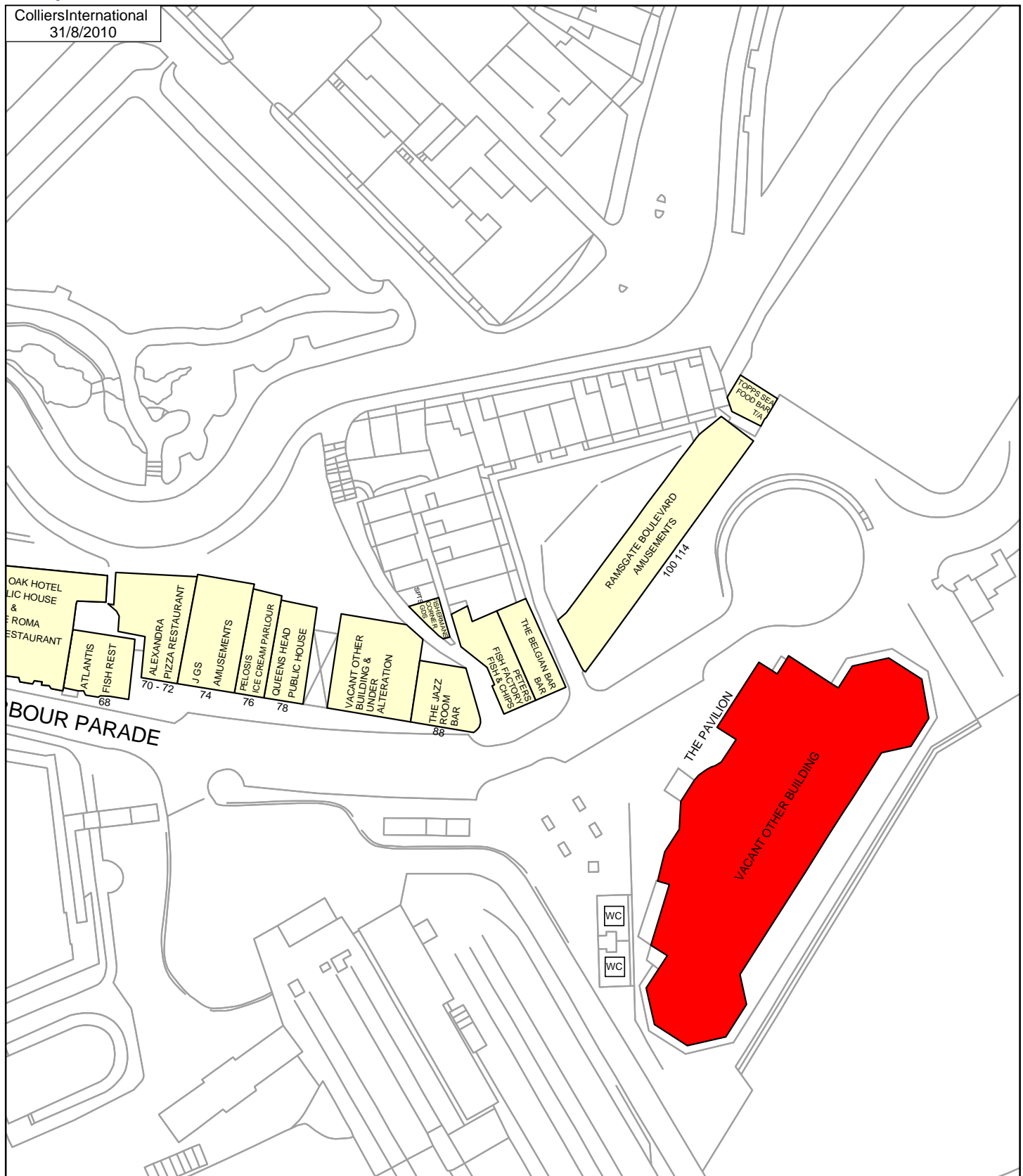
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31/08/2010

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45 metres