



**OFFICES WITH POTENTIAL FOR RESIDENTIAL USE
(SUBJECT TO PLANNING) AND CAR PARKING**

6,950 Sq Ft (645.66 Sq M)

FOR SALE

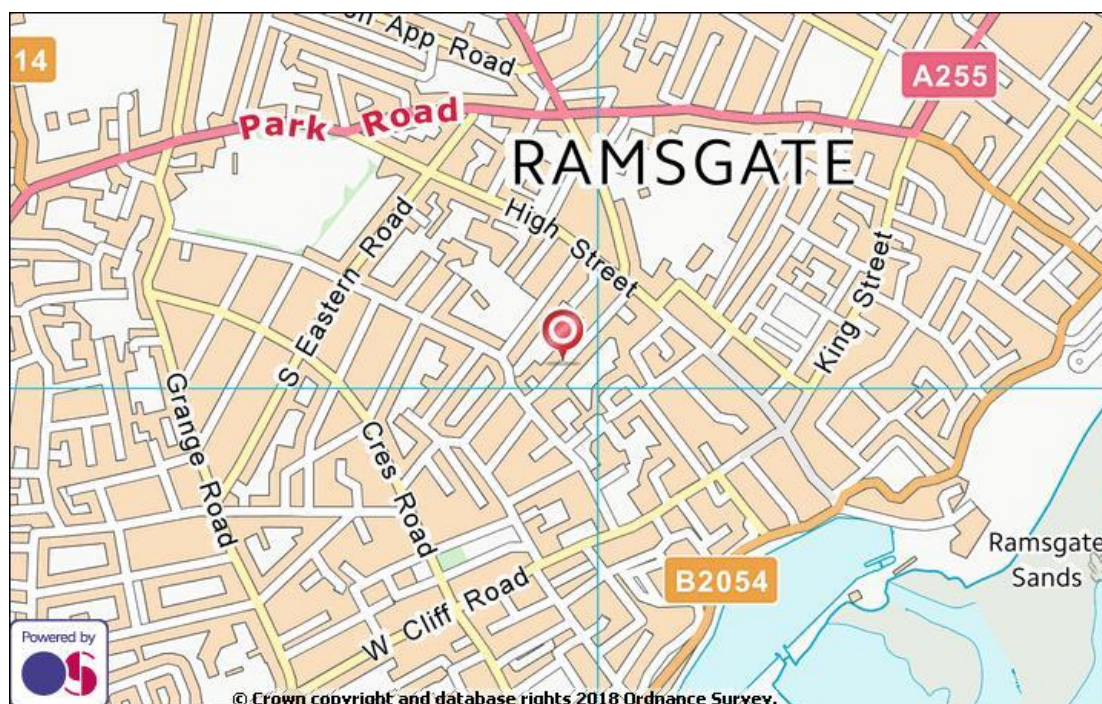
APOLLO HOUSE, CHAPEL PLACE, RAMSGATE, KENT CT11 9SB

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PROPERTY CONSULTANTS ▲ ESTATE AGENTS ▲ VALUERS

LOCATION:

The property is situated in attractive Chapel Place surrounded by housing of character. It is just off the High Street and a short distance from the historic Yacht Marina and Harbour. It is 1.3 miles (2.2km) from the A229 which leads to the Thanet Way, M2 and London and the A256 to Sandwich, the A2 at Dover and the Channel Ports.



DESCRIPTION:

The modern building comprises three floors each with an open plan 'floorplate' with a centrally located stair core and male and female WCs off at each level. There is light office partitioning which can be removed allowing the occupier to create the layout which best suits their business.

The third floor has a suspended ceiling and recessed lighting whilst the ground and first floors have fluorescent lighting. The building has UPVC double glazed windows and a new gas fired boiler.

To the rear is a large car park surfaced with brick pavers accommodating a minimum of 9 cars (potentially up to 17 double parked).

The open plan floorplates lend themselves to conversion into potentially 10-12 flats subject to planning.

ACCOMMODATION:

Please note all measurements and areas are gross internal and approximate.

Ground Floor:

Offices, kitchen, WCs and stairs	2,278 sq ft	(211.6 sq m)
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First Floor:

Offices, kitchen, WCs and stairs	2,313 sq ft	(214.9 sq m)
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Second Floor:

Offices, WCs and stairs	2,359 sq ft	(219.2 sq m)
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TOTAL:	6,950 sq ft	(645.7 sq m)
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Car spaces: 9-17+

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SERVICES:

The unit has mains electricity, gas, water, drainage and telecoms.

TERMS:

For sale freehold. Offers will be considered on either an unconditional or subject to planning basis.

GUIDE PRICE:

£600,000

VAT:

VAT will not be payable on the sale price.

LEGAL COSTS:

Each party to be responsible for their own legal and other costs associated with the transaction.

PLANNING & BUILDING REGULATIONS:

The premises were last used as offices by KCC.

This, we believe, falls in the Planning Use Class B1(a) Offices Other potential uses, subject to planning, include residential.

Apollo House is in a Conservation Area.

Applicants must satisfy themselves as to whether the premises has the appropriate planning and building regulation approvals for their proposed use.

BUSINESS RATES:

Description:	Offices and Premises
Rateable Value:	£42,750
UBR in £ 2018/19:	49.3p
Rates Payable:	£21,076

Applicants should always check with Thanet District Council (01843 577150) to ascertain the actual rates payable.

EPC:

The Energy Performance Asset Rating for this property is awaited.

The EPC for this property will shortly be available to download from Harrisons website.

VIEWING:

Mr Jeremy Wilton
01634 265900
jwilton@harrisons.property

Ref: 20/03/18 / SP / 2871

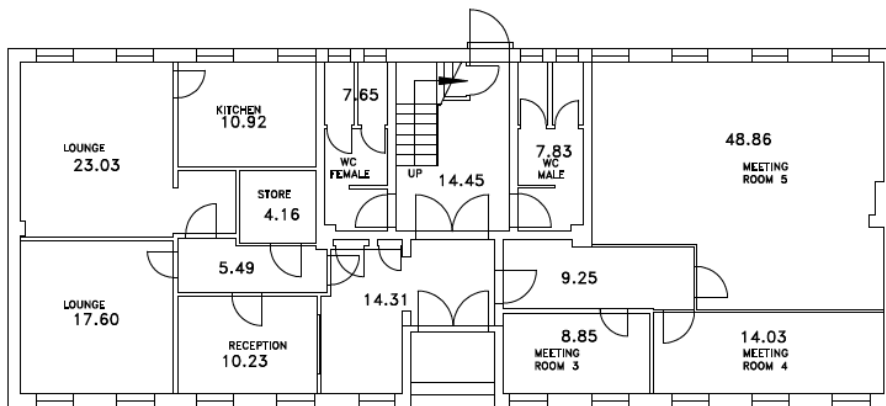
N.B. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for purchasers. A charge will be made for this.

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FLOOR PLANS

Ground Floor



GROSS EXTERNAL FLOOR AREA = 234.487 m²
GROSS INTERNAL FLOOR AREA = 209.387 m²

No	Revision description	Date	Checked

This plan originated from
Maidstone Parkman. Further information
regarding this plan can be obtained from
City Parkman of Maidstone
Parkman, 01622 772831

This plan was surveyed by AGP
and digitised at a scale of 1:100

No	Revision description	Date	Checked



PROPERTY GROUP
County Hall
Maidstone
Kent, ME14 1JQ
Tel: 01622 971411

BRANCH

PROJECT REF

PROJECT
**APOLLO HOUSE
RAMSGATE**

DRAWING TITLE
GROUND FLOOR PLAN

51390/00

SCALE **1:100**

DRAWN BY AGP	CHECKED	DATE FEB 04
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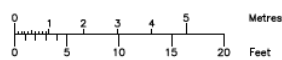
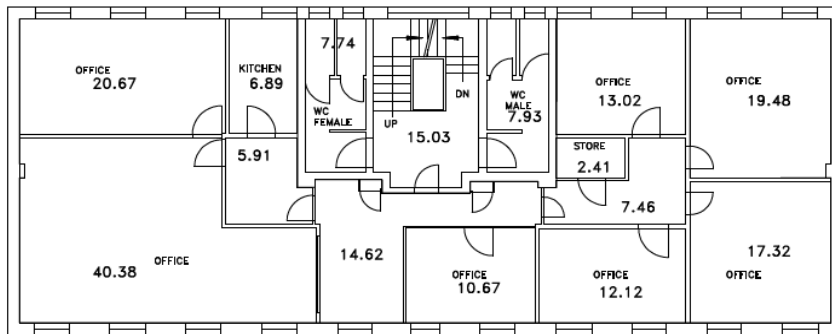
DRAWING No RG-H01IG	REV No
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info@harrisons.property | T: 01634 265900 | F: 01634 265930
Maidstone Office: 5 Kings Row, Armstrong Road, Maidstone, Kent ME15 6AQ
info@harrisons.property | T: 01622 692144 | F: 01622 692155



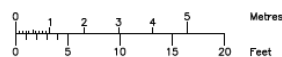
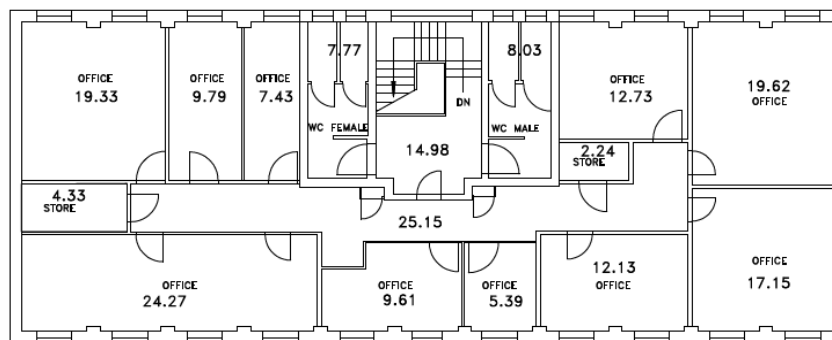
First Floor



GROSS EXTERNAL FLOOR AREA = 238.215 m²
GROSS INTERNAL FLOOR AREA = 214.785 m²
NET INTERNAL FLOOR AREA = 177.070 m²

No	Revision description	Date	Checked
<p>This plan originated from Kent County Council. Further information regarding this plan can be obtained from the Planning Department at Kent County Council Telephone: 01822 895540</p> <p>This plan was surveyed by AGP and digitized at a scale of 1:100</p>			
No	Revision description	Date	Checked
<p>PROPERTY GROUP County Hall Maidstone Kent ME14 1JQ Tel: 01822 895540</p>			
BRANCH			
PROJECT REF			
PROJECT APOLLO HOUSE RAMSGATE			
DRAWING TITLE FIRST FLOOR PLAN			
51390100			
SCALE 1:100			
DRAWN BY AGP	CHECKED	DATE MAY 13	REV No
DRAWING No RG-H0111			

Second Floor



GROSS EXTERNAL FLOOR AREA = 238.215 m²
GROSS INTERNAL FLOOR AREA = 214.785 m²
NET INTERNAL FLOOR AREA = 178.276 m²

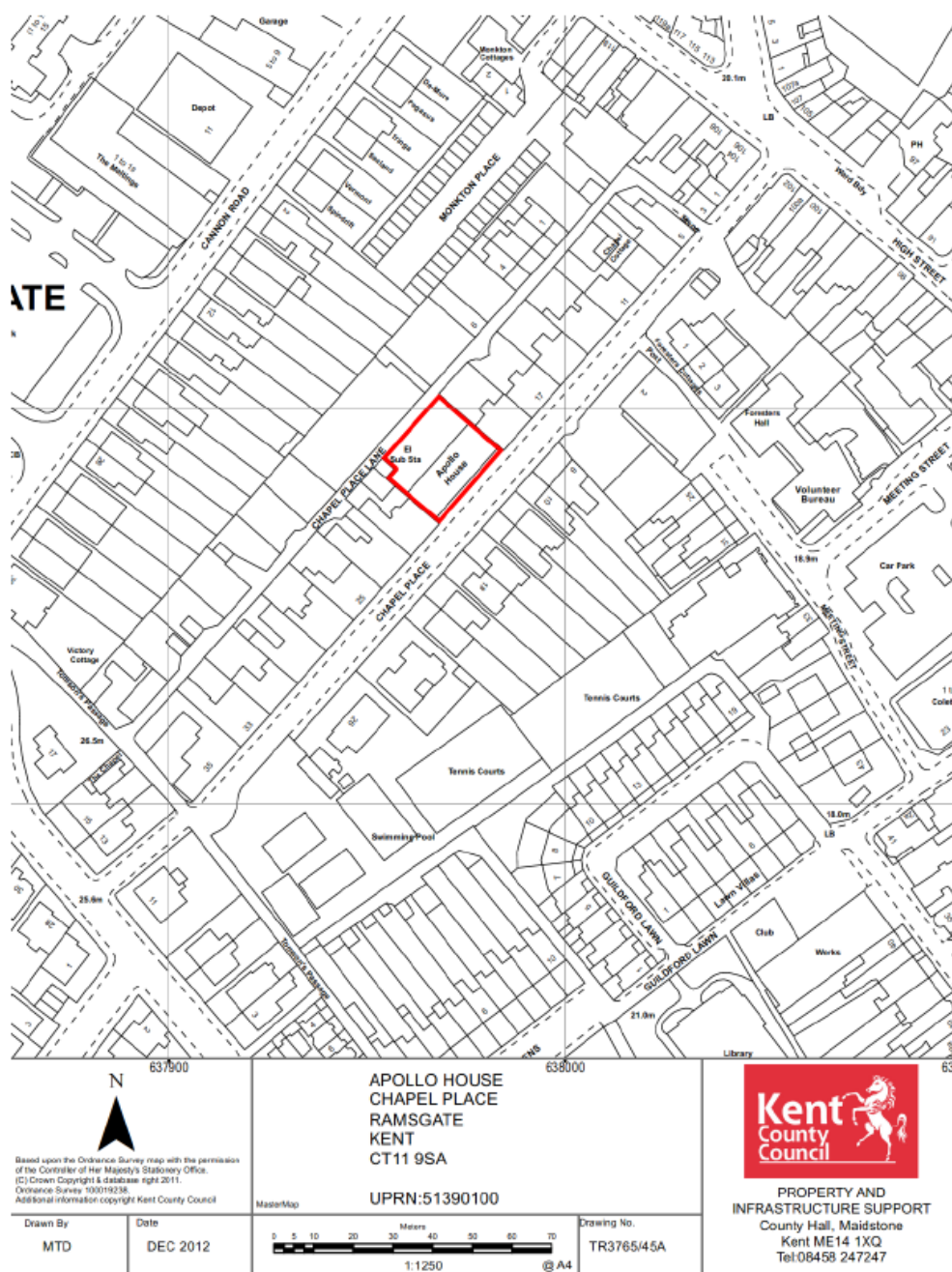
No	Revision description	Date	Checked
<p>This plan originated from Maidstone Parkman. Further information regarding this plan can be obtained from the Planning Department at Maidstone Parkman. 01822 772931</p> <p>This plan was surveyed by AGP and digitized at a scale of 1:100</p>			
No	Revision description	Date	Checked
<p>Kent County Council</p> <p>PROPERTY GROUP County Hall Maidstone Kent ME14 1JQ Tel: 01822 895540</p>			
BRANCH			
PROJECT REF			
PROJECT APOLLO HOUSE RAMSGATE			
DRAWING TITLE SECOND FLOOR PLAN			
51390100			
SCALE 1:100			
DRAWN BY AGP	CHECKED	DATE FEB 04	REV No
DRAWING No RG-H0112			

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SITE PLAN



IMPORTANT NOTICE Harrisons for themselves and for vendors or lessors of this property whose agents they are give notice that:

- 1 These particulars are prepared only for the guidance of prospective purchasers/lessees, as is any further information made available upon request. They are intended to give a fair overall description of the property but do not constitute any part of an offer or contract. All prospective purchasers/lessees must accordingly satisfy themselves by inspection or otherwise as to the accuracy of all such information.
- 2 Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or installations have been tested and are in good working order. We recommend that prospective purchasers/lessees arrange appropriate tests prior to entering into any commitment.
- 3 Any photographs appearing in these particulars show only certain parts and aspects of the property at the time when they were taken. The property may have since changed and it should not be assumed that it remains precisely as it appears in the photographs. Furthermore, no assumptions should be made in respect of any part of the property not shown in the photographs.
- 4 Any areas, measurements or distances referred to herein are approximate and are provided only for general guidance.
- 5 The purchaser/lessee will have been deemed to have inspected the property and satisfied themselves with regard to all conditions and circumstances relating to the property and its sale/letting and therefore any error, misstatement, fault or defect in the particulars, plans or further information will not annul the sale.
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- 7 All rents, prices and charges quoted in these particulars may be subject to VAT and all purchasers/lessees must satisfy themselves from their own independent enquiries whether VAT is payable.

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