

Freehold Opportunity

79 High Street

Minster

Ramsgate

CT12 4AB

01843 222704

[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



# Key highlights

Central Location

Annual Income

Large Display Windows

Tanked Dry Basement

Potential for Expansion

Good Transport Links



## Details

### Property overview

Discover this exceptional investment opportunity - a stunning shop located in the heart of Minster, a charming village near Ramsgate. Currently rented on a short-term lease and generating a steady income, this property offers immediate returns for astute investors.

Boasting a large display window that attracts ample natural light, as well as a generously sized tanked dry basement, this versatile space can serve as storage or be transformed into additional retail space.

Surrounded by a delightful blend of independent shops, inviting cafes, restaurants, and welcoming pubs, this shop is perfectly positioned to thrive in this vibrant and sought-after location.

Don't miss the chance to own this freehold retail opportunity in the thriving village of Minster. For sale as a Freehold, this property is ready to embrace your vision and turn it into a successful and rewarding business venture.

### Investment Potential

This shop presents an exceptional investment opportunity for discerning investors looking to add a promising asset to their portfolio. Its central location, current tenancy with steady income, and potential for expansion make it an appealing prospect for long-term financial growth.

### Business Potential

This shop presents an exceptional opportunity for ambitious entrepreneurs seeking to establish or expand their business presence. Its central location, large display window, and additional basement space create endless possibilities for various retail ventures.

Shop	14'5" (4.39m) x 21' (6.40m)
WC to rear of shop & stairs to	
Basement	14'5" (4.39m) x 21' (6.40m)
Additional Storage Space	14'5" (4.39m) x 6' (1.83m)

EPC D



### Location

Minster Village offers a charming and vibrant environment, enriched with various amenities that cater to locals and visitors alike. From quaint independent boutiques to cozy cafes, trendy restaurants, and friendly pubs, the village exudes a warm and inviting atmosphere that attracts a diverse clientele.

The property benefits from excellent transport links, with convenient access to nearby towns and cities. Whether it's public transportation or major roads, your customers will have no trouble reaching your shop.

### Timings

Available now. Contact Oakwood Commercial today to schedule a viewing and discover the endless potential that awaits you in this enchanting corner of Minster Village

### Viewing arrangements

To be arranged directly with Commercial Director, Dave Tappy [commercial@oakwoodhomes.biz](mailto:commercial@oakwoodhomes.biz) 01843 222704.

### Freehold

### Rateable Value

Rateable Value - £5,800 (multiplier 49.9p) as of April 2023

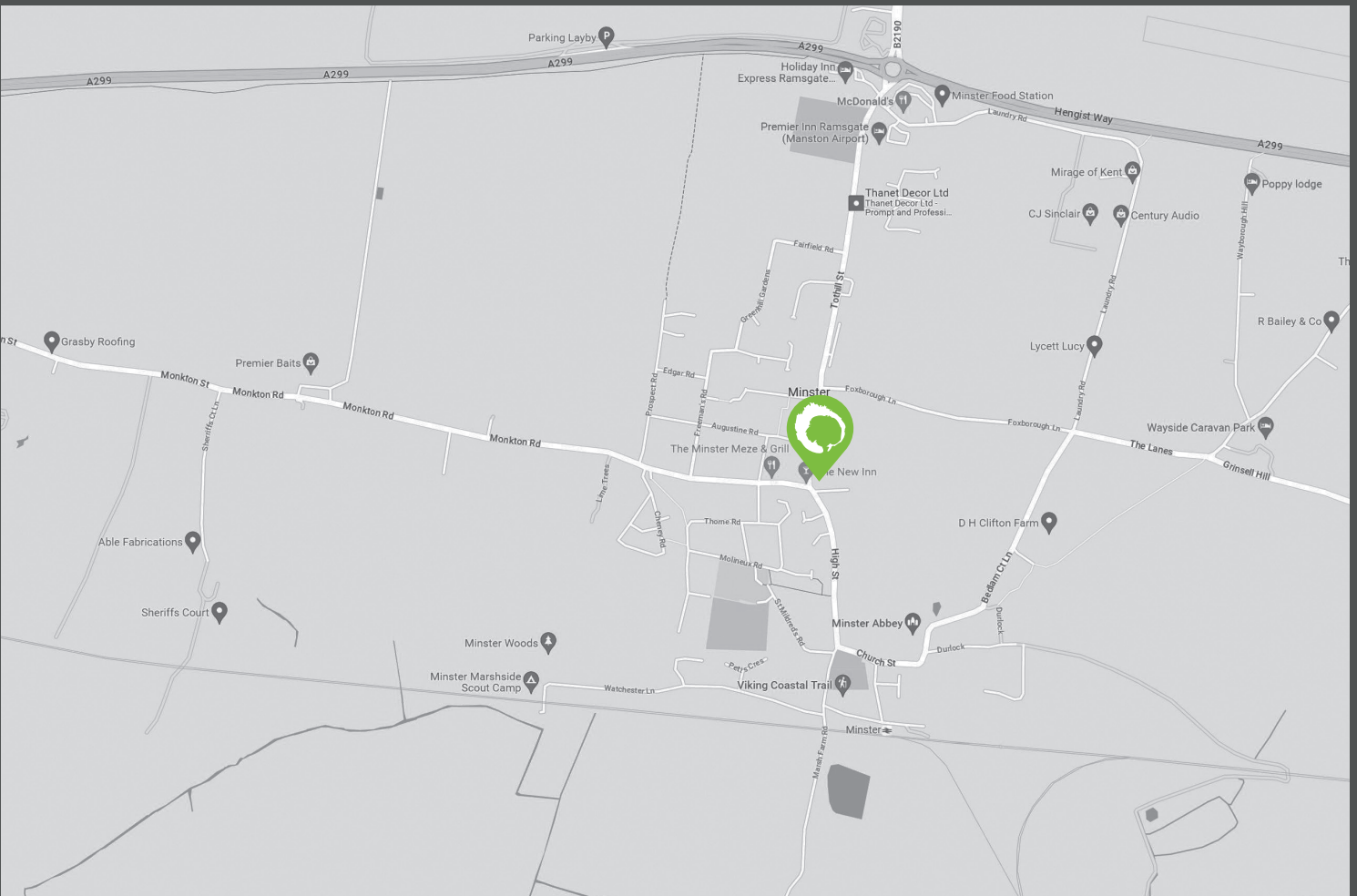
### What3Words

///nibbles.domain.freely

### Guide price

£149,000 OITRO

Approx. 609 sq.ft. / 56.57 sq.m



For further information  
or to arrange a viewing,  
please get in touch today



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