

FOR SALE - Former St John Ambulance Training Facility

St John Ambulance

Sussex Street, Ramsgate - CT11 8QS



Key Highlights

- Former St John Ambulance training facility
- Freehold Opportunity
- Central Ramsgate location
- 18 min walk to Ramsgate station
- Please note that the title contains a restriction on user for the activities of St John Ambulance Only and an overage provision
- Asbestos is present at the property.

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Location

Ramsgate is a seaside town in the district of Thanet in east Kent, England. Ramsgate is located approximately 5.0 miles south east of Margate, 21 miles north of Dover, 17.5 miles east of Canterbury and 80.5 miles east of Central London.

The town benefits from good road communications, with the A253 and A229 trunk roads providing direct access to the M2 motorway and thus the M25 to the west. The Channel Tunnel and ferry ports at Folkestone and Dover are also within easy reach.

Rail services to London St Pancras are available in approximately 1 hour 18 minutes from Ramsgate station. The southeastern service also offers routes to destinations including London Charing Cross, London Victoria and Margate.

Description

The Property comprises a ground hall and premises which was previously used for training and community uses. The external elevation is a brick façade with the upper elevation finished with wooden panelled weatherboarding. The Property benefits from UPVC water goods and three parking spaces.

The ground floor provides a large hall area, two office rooms, a larger meeting room, a kitchen, storage and WCs. The garage to the front of the property has rolling shutter doors. Vehicular and pedestrian access is available to the front.

The plot size is approximately 3,789 sq. ft whilst the building is estimated at 2,078 sq. ft. The frontage measures approximately 13.0 metres wide whilst the rear of the property measures approximately 6.6 metres.

Planning History

The Property is located on the western boundary of the Ramsgate Conservation Area but is not Listed. We have searched the local planning portal and have found no results in relation to the subject property. There are restrictive covenants over the property limiting its use to the activities of St John Ambulance only. Any purchaser will need to comply with these restrictions.

Legal Covenant

Please note there is a transfer dated 6th April 1984 which contains a covenant not to use the property other than for the activities of St John Ambulance.

Overage

If Thanet District Council does consent to another use and the owner obtains planning permission for another use within 80 years from 06.04.1984, there is an obligation on the owner to pay a sum determined by valuers that represents 50% of the increased development value of the property.

For the avoidance of doubt, any purchaser will a) have to provide an indemnity to St John Ambulance for any breach of this covenant and b) ensure that any successor (by Freehold transfer, lease, security etc) enters into a deed of covenant to provide an indemnity and this deed of covenant mechanism is protected by a restriction on title.

Terms

The property is held on a freehold basis.

Price

On application. Deadline for bids on Friday 15th August at noon.

EPC

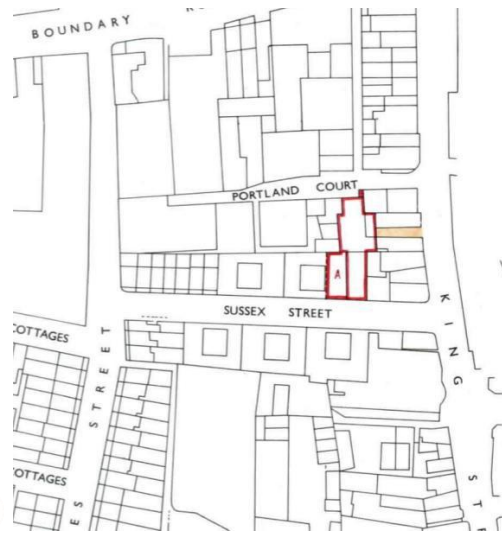
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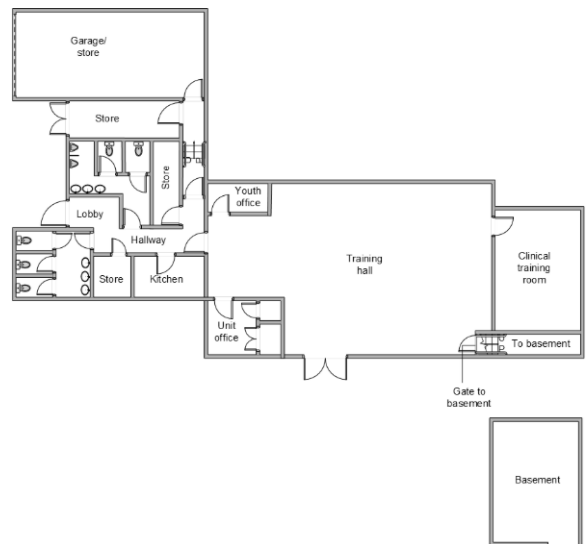
All figures quoted are exclusive of Value Added Tax.

Important Notice

The property is being sold without planning consent and no warranty or assurance is provided (nor implied) that the site is suitable for development.



Map Showing Local Situation



Floor Plan of Main Space

Viewing

By appointment only on two separate open mornings; dates to be confirmed.

Contact

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