

The Clock House Café

Ramsgate Royal Harbour, Ramsgate, Kent CT11 8LS

SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Sea Views & Unique Harbour Side Location
- Works Scheduled for Completion in Autumn 2026
- Constructed to Seat 32 Covers
- Garden Terrace with Potential for Outdoor Seating (Subject to the Necessary Consents)

New Café Unit
TO LET
57.1 m² (615 sq ft) approx.

LOCATION

Ramsgate is a vibrant coastal town within the Thanet District with a population of approximately 42,000. Steeped in maritime history and regency architecture, the town offers sandy beaches, coastline scenery and heritage attractions, all connected via HSI with journey times to London in around 1 hour.

SITUATION

The property is to be constructed adjacent to The Clock House, a Grade II* listed building situated at the entrance to the East Pier and East Cross Wall in Ramsgate's Royal Harbour. With its original construction dating back to 1817 it forms one of the only remaining historical harbour buildings and plays a key role in the heritage offering of the town.

REGENERATION

The restoration and construction of a stand-alone café represents a transformative regeneration project for Ramsgate Royal Harbour, made possible through investment awarded by central government. The project addresses the need to protect existing museum collections while creating public spaces.

DESCRIPTION

The café will form a stand-alone extension to the Clock House to be constructed to Shell & Core specification to include the following:

- Disability Compliant WC provisions
- Secure External Boundary Fencing
- New Dedicated Electricity Supply
- Outdoor Garden Terrace with External Lighting
- Solar Panels
- Designated Waste Storage
- Fire Detection Provisions

The building is to be constructed to host 32 covers, not including those on the Garden Terrace (subject to the necessary consents).

ACCOMMODATION

The property is to have the following approx. floor areas:

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Café/ Seating	46.0	495
	Kitchen/ Prep	7.2	78
	WC	3.9	42
Total		57.1	615

PARKING

The property will not be let with any demised car parking, but an allocation can be granted via nearby permits and to be agreed by separate negotiation.

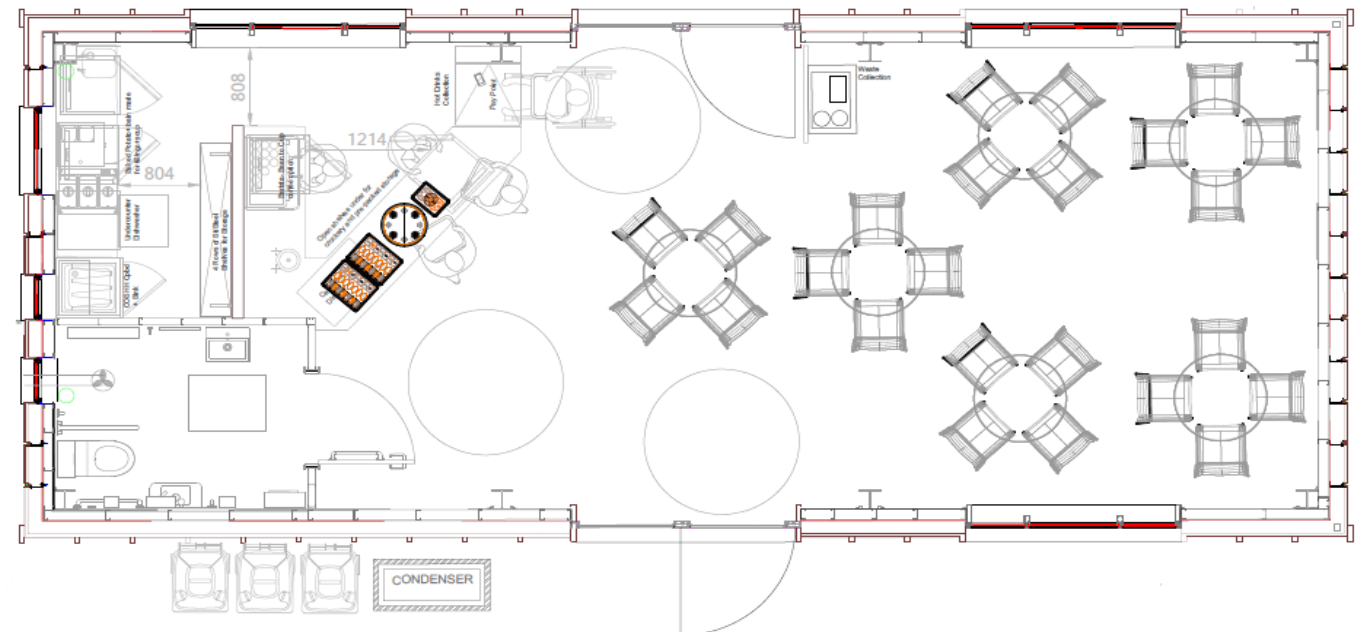
PROPOSAL

The café will sit beside the restored Grade II* Listed Clock House building, overlooking the harbour basin. Surrounded by a vibrant promenade of waterside eateries, bars and cultural attractions, the café is poised to become a welcoming focal point for which Thanet District Council are seeking a suitable operator to take it on.

Thanet District Council are seeking to attract an experienced Food & Beverage (F & B) operator on a long-term basis. They are seeking a Tenant with a strong track record in delivering high-quality food, customer service and commercially sustainable operations, who can contribute positively to the site and wider community.

As part of the selection process, interested parties will be required to submit detailed proposals, including a business plan, evidence of relevant experience and financial viability, to enable a full assessment of suitability which will need to include:

- Revenue model (pricing strategy & projected sales).
- Marketing and community engagement strategy.
- Sustainability or environmental initiatives.
- Proof of track record and financial history
- Plans for future growth or enhancements.
- Licences and permits required.
- Health, safety and food hygiene measures.
- Accessibility provisions for customers.



TIMESCALE

The works are estimated to complete in Autumn 2026.

TERMS

The property is available to let by way of a new Full Repairing & Insuring (FR&I) lease for a term to be agreed.

The intention is for the successful party to enter into an agreement for lease triggered on practical completion of the works.

RENT

Our clients are seeking a rent of £17,500 per annum (exclusive).

BUSINESS RATES

The property will be assessed for Business Rates Purposes on practical completion for which the Tenant will be responsible for their payment throughout their occupancy.

Prior to figures being published, prospective occupiers are encouraged to make their own investigations via the relevant rates paying authority.

SERVICE CHARGE

There is a service charge payable for the upkeep and maintenance of the common parts.

INSURANCE

The Landlord will arrange buildings insurance with the Tenant responsible for reimbursing the annual premium.

DEPOSIT

The Landlord will hold a deposit for a minimum of three months' rent for the duration of the term.

USE CLASS

The property to be used as a Café within Class E of the Town & Country Use Classes Order 1987 (Amended).

LEGAL COSTS

The incoming tenant is to bear all legal and professional costs, in accordance with the council's fees and charges.

DATA ROOM

Prospective interested parties will be given access to a Data Room containing additional information, to include floor plans, design and other planning information.

Please ask the Agent for further information.

MISREPRESENTATIONS ACT 1967

These particulars are believed to correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

PROPOSED ELEVATIONS



PLANS

Any plans provided are for indicative purposes only. Copies of the floor plans can be made available upon request.

FINANCE ACT 1989

The rent is quoted exclusive of Value Added Tax (VAT) which will be added at the prevailing rate.

EPC

A copy of the Energy Performance Certificate will be provided on practical completion of the works.

VIEWINGS

Viewings will be offered when appropriate. All appointments via Sole Agents:

Ned Gleave MRICS
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01233 629281



Sibleypares.co.uk

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