

# Royal Victoria Pavilion, Harbour Parade, Ramsgate CT11 8LS

New commercial unit of 424 sq m (4,564 sq ft) suitable for a variety of uses, adjacent to JD Wetherspoon's new £5m landmark public house



## Highlights

- The historic Grade II property, located on Ramsgate's seafront has been redeveloped to provide a bar/restaurant/retail opportunity
- The new development is anchored by JD Wetherspoon who opened the UK's largest public house after a £5m investment in August 2017
- Situated adjacent to Ramsgate Yacht Marina on Ramsgate Main Sands
- Brand new unit with sea views and potential for outside seating
- Improved public realm
- Accommodation at ground floor level
- Potential for external seating



## The Royal Victoria Pavilion

Sitting on the town's seafront, the Royal Victoria Pavilion has undergone extensive regeneration to restore the Grade II listed Victorian building. The 20,000 sq ft pavilion is ideally placed, just a few steps from Ramsgate's sandy beach on the North Kent Coast. Formerly a concert Hall and assembly rooms with a large sundeck, the pavilion was a thriving destination for locals and tourists during the first half of the 20th century.

The new development provides a spectacular new JD Wetherspoon pub, which opened following a £5m investment in August 2017, along with additional commercial space, ideal for restaurant, bar or retail use. In addition to the new unit, the development will offer attractive public realm areas in which operators can benefit from outside seating.

## Location

Harbour Parade is located on the town's seafront and Yacht Marina, directly to the south of Albion Place Gardens and providing access to the East Pier and East Crosswall. The site lies in between Harbour Parade and the East Pier, just 0.85 miles from the town's railway station. The town has local services to destinations such as Canterbury and Margate as well as long-distance routes to London St Pancras and European destinations via Ashford International.

The site lies close to one of the town's principal retail street, and lies a matter of metres from Ramsgate's main beach. Occupiers nearby include Pizza Express, Travelodge and a range of other bars and restaurants overlooking the marina in close proximity to the development.



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## Background to Ramsgate

- Ramsgate is home to England's only Royal Harbour.
- Population of 68,000 within the primary retail catchment area.
- Ramsgate is an expanding market with above average growth in population forecast from 2016-2020.
- Over 3.1 million visitors to Thanet every year, worth an estimated £217 million to the local authority [Visit Kent DMP Research]
- There is a salient lack of existing, branded restaurant provision in Ramsgate and the wider area. This presents the opportunity to exploit an untapped market in the popular, tourist Ramsgate area.

## The Unit

This unique unit provides open plan accommodation with the potential to create floor to ceiling glazing situated on Ramsgate's busy beach providing magnificent sea views which could be suitable for retail, office and leisure uses.

The indicative layout provides a single unit of 424 sq m [4,564 sq ft] which will be provided with capped off main services in shell condition ready for fit out.

The unit will have the ability to provide outside seating facilities.



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## Rent

Rental offers are invited for the benefit of a new lease on terms to be agreed. Incentives are available, subject to status.

## Lease Terms

The new unit will be available on an effective full repairing and insuring lease.

## Legal Costs

Each party is to be responsible for their own professional costs incurred in the transaction.

## Rates

The unit will be assessed for rating purposes upon completion of the development.

## Contacts

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