



The Goose

34-38 Harbour Street, Ramsgate, Kent, CT11 8HA

Tenure: Leasehold

Price: Nil Premium

Ref: 96417

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Central location close to Ramsgate Harbour
- Ground floor and basement lock-up unit
- Open-plan trade area (150-250)
- Substantial basement storage
- Available on a new free-of-tie lease
- Suitable for a range of concepts and cuisines

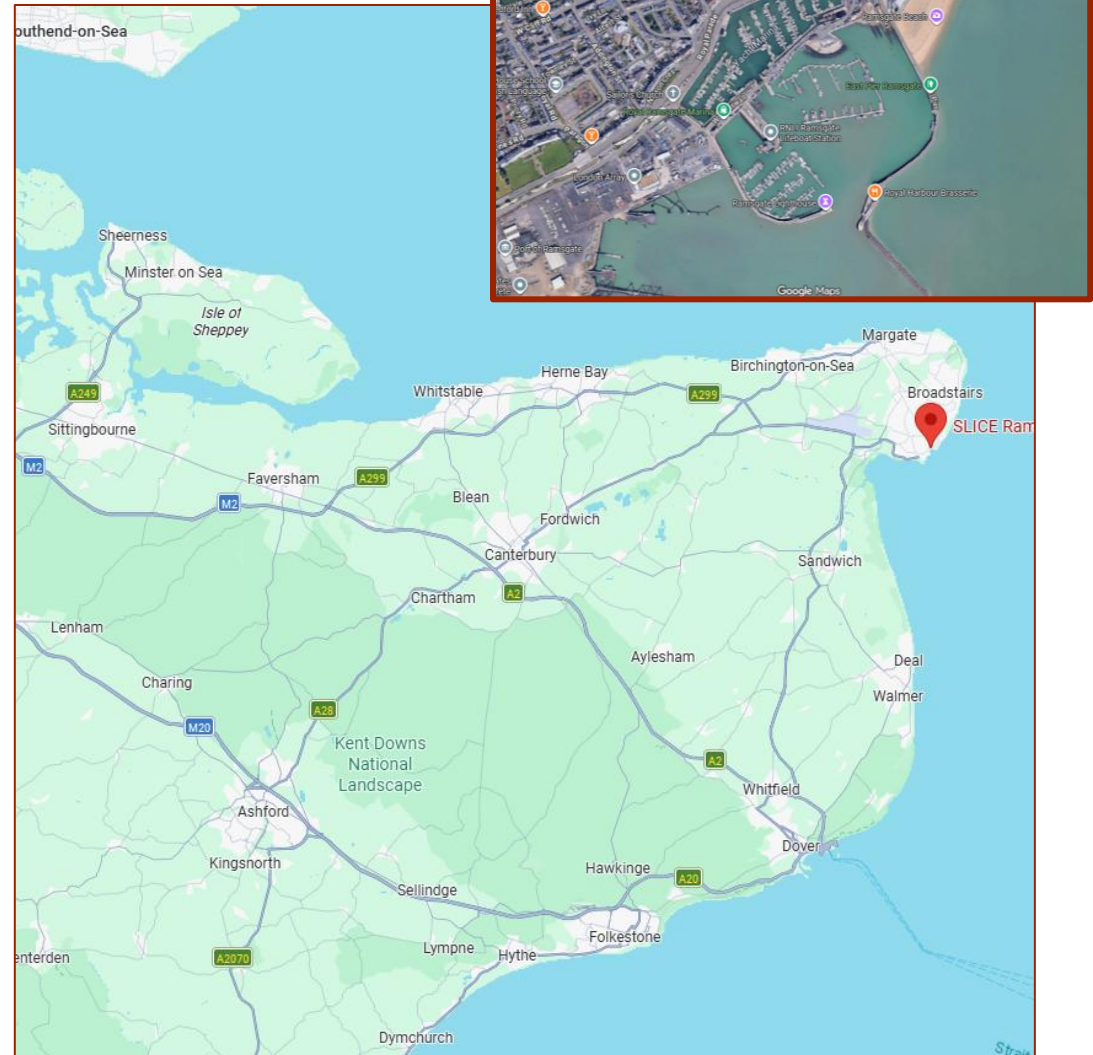
Location

The Goose is situated in the seaside town of Ramsgate, in the Thanet district of East Kent. Ramsgate is known as one of the great English seaside towns of the 19th century and boasts an attractive harbour which draws in strong levels of tourism, especially during the summer months. The town boasts a population in the region of 40,000 residents and is becoming ever more popular with young professionals as a more affordable residence to London.

Ramsgate is easily accessed via the A299 and M2 motorway which provides fast access to Maidstone and London via the M25. The town lies a short distance from the Port of Dover, the historic city of Canterbury and contemporary Margate. The town is serviced by high speed rail connections to London St Pancras in approximately 70 minutes. This line also provides High Speed 1 services to Ashford International and Ebbsfleet International. Other train services from Ramsgate are available to London Charing Cross and London Victoria. The town is serviced by a comprehensive bus network operated by Stagecoach Southeast.

The Property

The Goose is a ground floor and basement lock-up unit situated on Harbour Street, a vital cut-through between the retail hub that is the High Street, and the harbour and beach. We understand the property measures in the region of 7,000 sq ft (GIA).



Ground Floor

- BAR AND DINING: An expansive open-plan trade area with two tiers. Fitted with LED lighting, air conditioning and bar servery. Capable of providing seating for up to 150 and 250 standing.
- KARAOKE ROOM.
- GENTLEMEN'S TOILETS: With three cubicles and three urinals.
- LADIES' TOILETS: With nine cubicles.
- ACCESSIBLE TOILET.
- GLASSWASH AREA.
- PLANT ROOM.
- TRADE KITCHEN: With extractor.
- STORE: Extensive storage with entrance to side of property.

Basement

- OFFICE.
- STORE.
- CHILLED BARREL STORE.
- TWO LARGE STOREROOMS.
- SPIRIT STORE.

External

- FRONT PATIO: With space for 10 - 15.

The Business

The business is currently operated by a third party operator, however the premises will be leased with vacant possession. No trade is sold or warranted. No historic trade accounts are available. Prospective tenants must make their own assumptions as to potential trade levels giving due regard to the size of the premises, location and local demographics.





Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £68,000 from 1st April 2026

Local Authority: Thanet District Council

EPC Rating: C (53)



LEASEHOLD	Nil Premium
TERM	Of up to seven years
LANDLORD & TENANT ACT 1954	Inside Part II Landlord & Tenant Act 1954
ASSIGNABILITY	Fully assignable subject to Landlord's consent
BOND	A bond equivalent to three months' rent in advance plus personal guarantors if the lease is taken as a Limited Company
RENT	£30,000 per annum
RENT FREE PERIOD	By negotiation
RENT REVIEW	Subject to rent reviews at a frequency to be agreed dependent on length of lease
REPAIR LIABILITY	Part repairing and insuring lease. This is not a full repairing and insuring lease with the Landlord retaining responsibility for the structure of the building. The Tenant will be responsible for internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
FIXTURES & FITTINGS	The Fixtures and Fittings noted are under the ownership of the current Tenant and shall be removed by negotiation
TIE	Free-of-tie
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent
VAT	VAT will be payable on rental payments

All negotiation subject to covenant strength. An incoming party will be required to demonstrate sufficient funds to sustain their business model, and will need to demonstrate ingoing capital to cover the premium, rental deposits, stock, working capital and solicitors fees as a minimum. No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.



Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

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Utility Helpline

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