ROYAL SANDS

RAMSGATE

Commercial Leisure Retail Opportunity

Blueberry Homes

A Prime Coastal Location

Ramsgate, a revitalised tourism and café culture seafront town on Kent's Isle of Thanet in the East of England, has transformed, harnessing its Victorian architecture and its unique reputation as the country-only harbour with royal assent with a newfound contemporary café-culture that is emerging as part of the major redevelopment and regeneration of the Royal Sands Ramsgate beachfront project.

This, along with its HS1 fast train, links into London in just over an hour, is helping the area reclaim its reputation for tourism, lifestyle, culture, food and drink, and entertainment.

This multi-billion investment in transport infrastructure has also brought many new people to the area, with over 100,000 commuters using the service from Kent to London and back. There is also significant new home development in the area as the area has

been earmarked by the government for significant ongoing housing developments, which again is bringing more inward investment, people and families to the area who want to be near London but enjoy Kent's leisure coast and lifestyle.

Thanet, which includes Ramsgate, Margate, and Broadstairs, experiences a higher volume of tourism. In 2023, according to national tourism data from VisitKent and VisitBritain, Thanet recorded approximately 4.5 million visitors.

This figure encompasses a mix of day-trippers and those staying overnight, with the majority visiting for leisure and holiday purposes. The region's appeal is boosted by its picturesque beaches, cultural events, and heritage sites, making it a popular destination for both domestic and international tourists.

This surge is further driven by the recent Royal Sands regeneration project of Ramsgate's beachfront promenade, just 10 yards from the sandy beach. Ramsgate Main Sands Beach has earned several accolades over the years. Most notably, it has been awarded the Seaside Award, which recognises beaches in England that achieve the highest standards of beach management, safety, and cleanliness.

Ramsgate has developed a thriving café culture from the Royal Harbour down to the beach, and the burgeoning popularity of boutique holiday apartments and Airbnb nearby has come onstream over the last decade. The seafront area has an array of established restaurants, cafes, and bars along the harbour, and this is now extending out to the beachside area at the Royal Sands Ramsgate.

The national media recently crowned Ramsgate following a Met Office 10-year report that indicated that it has the most sunshine hours in the UK. Ramsgate is undergoing a renaissance similar to Broadstairs and Margate, emerging as a coastal cultural hotspot with a significant music and arts scene, international film locations, and festivals each year.

Perfectly Positioned for Easy Access

Ramsgate has also seen the new train station at Thanet Parkway and a £54 million further investment in the HS1 fast train infrastructure in 2023. Londoners, as well as people from all over Kent, can reach Ramsgate easily by rail or road. The area's long, sandy beaches, many of which are Blue Flag award-winning, sit perfectly with the stunning vistas, making it a more appealing getaway than the long drives to the west country or other regions that are not within an hour of London and the M25. The Ramsgate Future Housing Initiative plans to build an additional 1,500 new homes by 2026 alone, further boosting visitor numbers and the economy through family and friends.

The historic Ramsgate Main Sands is a beloved destination for residents and tourists, complemented by the allure of the UK's only 'Royal' harbour nearby. Nearly £70 million has been invested in levelling up Ramsgate in recent years. Over £500 million of regeneration investment has gone into the area over the last 5 years with more planned.

Distances to Key Locations

BY FOOT	BY CAR	BY TRAIN
10 yards to Ramsgate Main Sands Beach	7 minutes to Viking Bay, Broadstairs	10 minutes to Margate
2 minutes walk to Ramsgate Royal Harbour	15 minutes to Turner Contemporary, Margate	20 minutes to Canterbury
20 minutes walk to Ramsgate Train Station	19 minutes to Royal St George's Golf Club, Sandwich	76 minutes to St. Pancras International, London

A Prime Opportunity

10

Yards from Sandy Beach

100

Yards from Paid Parking and 500 Yards from Free Parking

5

Commercial Units Only 2 Available

4.5 million

Visitors to Thanet Coastal Towns – Ramsgate, Broadstairs, Margate

500 million+

in Regenerating Projects in and around the Local Area
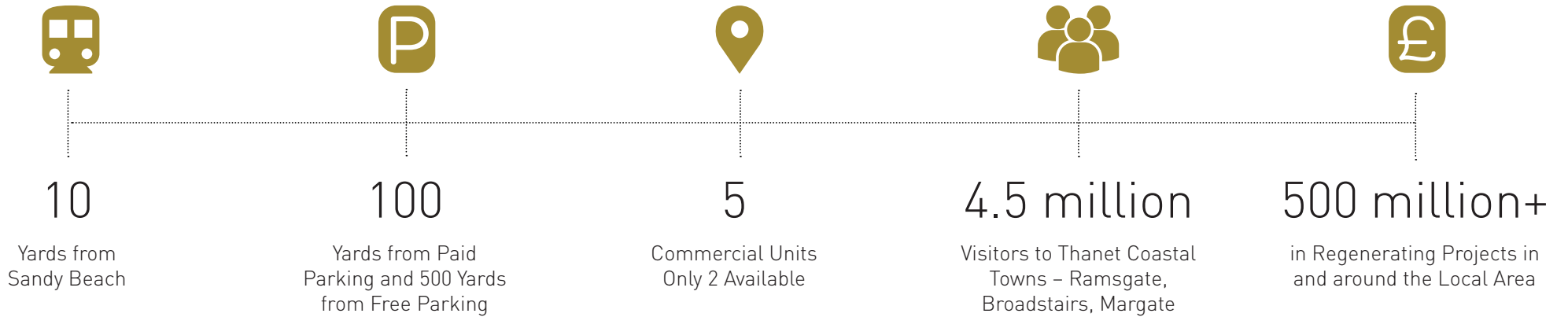
Commercial Leisure Retail Opportunity

Unit 1: Perico Lounge

Perico Lounge is part of one of the UK's fastest-growing café/bar enterprises, boasting over 260 outlets. Crafted in the distinctive Loungers' style, the latest addition at Royal Sands Ramsgate has swiftly established itself as a community hub. Whether for business meetings, special events, gourmet dining, or leisurely coffee mornings, guests can indulge while enjoying stunning sea views.

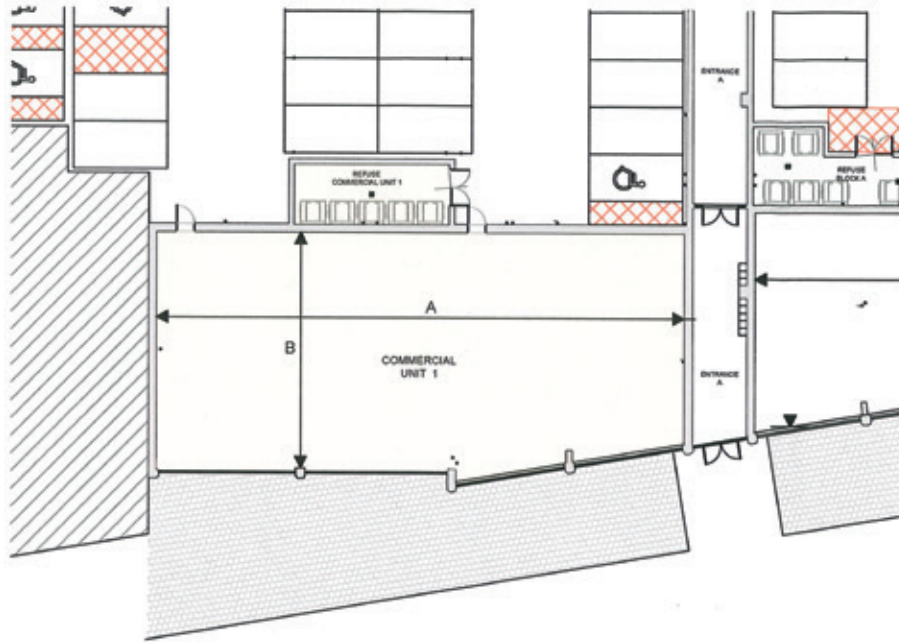### Unit 2: In Negotiations

Unit 3: Available

Unit 4: Available

Unit 5: Under Offer

The final phase of the Royal Sands Ramsgate project will follow the completion of these leisure retail units. It will house a boutique hotel facility in the best location and environment in the area.
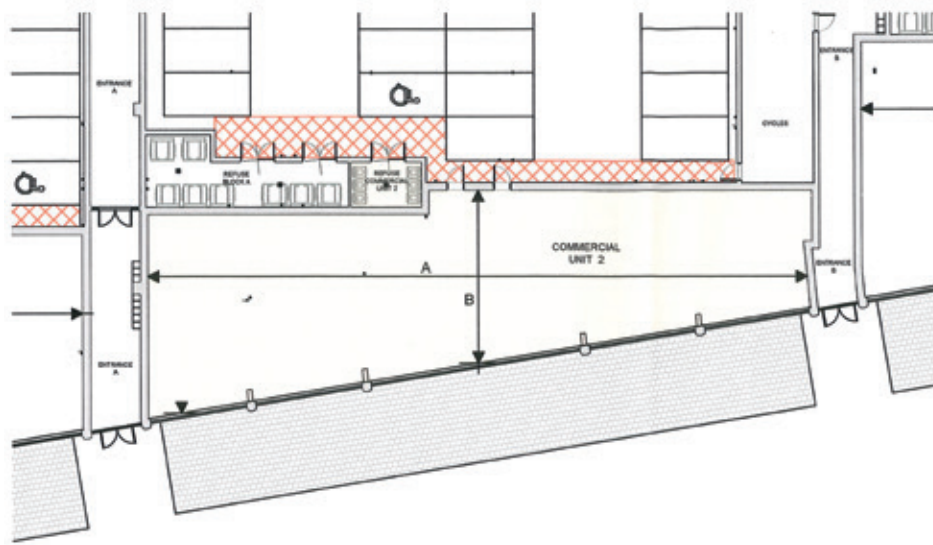
Unit 1 Floor Plan – Perico Lounge

Commercial Unit 1

A-B   27.050 x 11.950 (88'8" x 39'2")

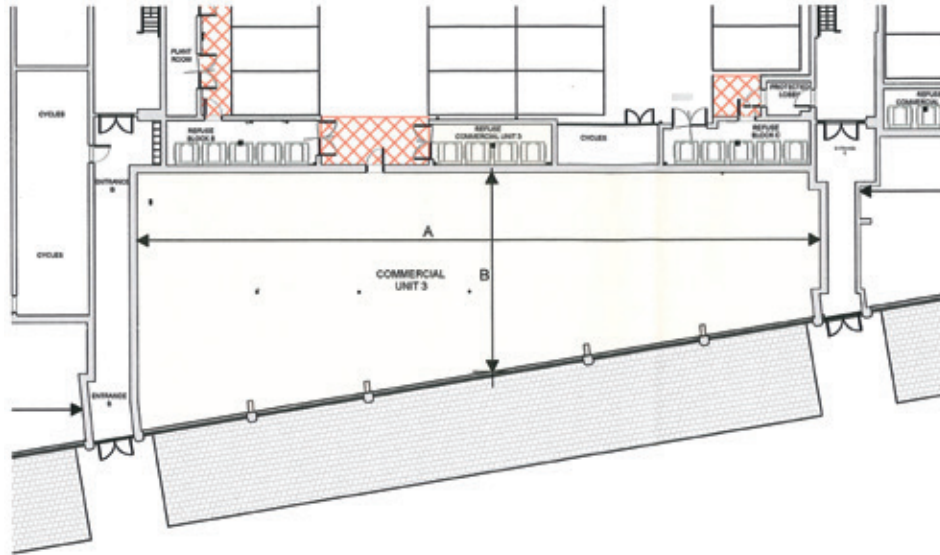GROSS INTERNAL AREA   320m² – 3443ft²

Unit 2 Floor Plan – In Negotiations

Commercial Unit 2

A-B   36.400 x 9.450 (119'5" x 31'0")
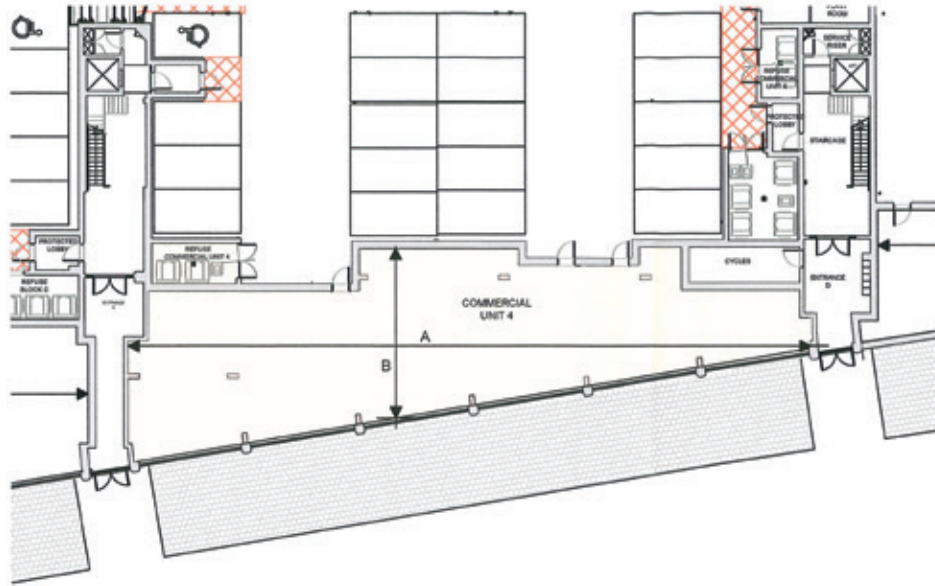
GROSS INTERNAL AREA   324m^2 – 3487ft^2

Unit 3 Floor Plan – Available

Commercial Unit 3

A-B	37.450 x 10.800 (122'10" x 35'5")
GROSS INTERNAL AREA	408m^2 – 4391ft^2
RENT	UPON APPLICATION
RATEABLE VALUE	AWAITING ASSESSMENT

Unit 4 Floor Plan – Available
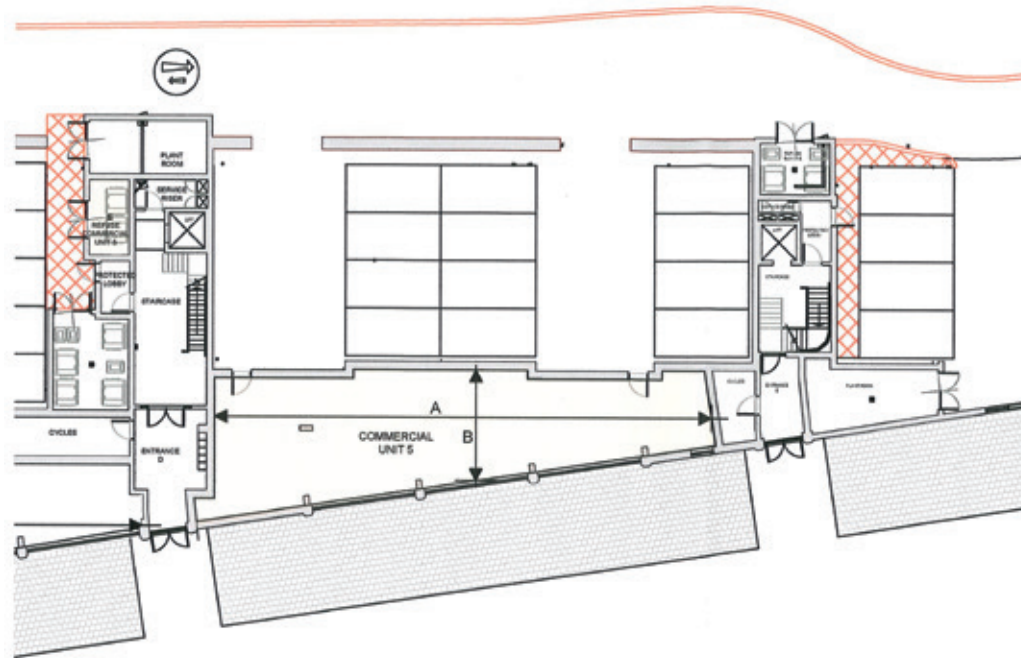

Commercial Unit 4

A-B	37.550 x 9.200 (123'2" x 30'2")
GROSS INTERNAL AREA	265m² – 2852ft²
RENT	UPON APPLICATION
RATEABLE VALUE	AWAITING ASSESSMENT

Unit 5 Floor Plan – Under Offer

Commercial Unit 5

A-B   25.100 x 5.550 (82'4" x 18'2")

GROSS INTERNAL AREA   136m^2 – 1463ft^2

Unit 1
PERICO LOUNGE
CAFE BAR

Unit 2
IN NEGOTIATIONS

Unit 3
AVAILABLE

Unit 4
AVAILABLE

Unit 5
UNDER OFFER

Cradick
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