

BROADSTAIRS

30 HIGH STREET, CT10 1LH

FREEHOLD PREMISES WITH 2x ONE BEDROOM FLATS FOR SALE



SITUATION

The premises are situated on the main A255 High Street in Broadstairs, just a short distance from the sea and sands. There are pay and display parking spaces to the front of the property.

Other retailers on the high street include **COSTA, TESCO EXPRESS, SUBWAY, THE CO-OP, WILLIAM HILL**, and a number of boutique shops, cafés and restaurants.

DESCRIPTION

The property comprises of a double fronted restaurant on the ground floor with a storage area and toilet. The restaurant is let on a new 15 year lease at £9,600 pax, subject to three yearly upward only rent reviews.

The first floor flat is currently let on an AST at a monthly rent of £525. The second floor flat is currently let out on an AST at a monthly rent of £475 pcm.

The approximate floor areas are as follows:-

Ground Floor

Seating/open plan Kitchen	43.8 sq m	471 sq ft
Ancillary	8.16 sq m	88 sq ft
W.C		

First Floor

One bedroom flat

Second Floor

One bedroom flat

TOTAL **51.96 sq m** **559 sq ft**

PLANNING

We understand that the ground floor currently has planning for an A1/A3 user under Town and Country Planning (Use Classes) Order 1987.

RATING

We are informed by Thanet District Council that the Rateable Value of the restaurant is £8,700 in the 2010 Rating List.

PRICE

We are instructed to offer this freehold property at a figure of **£382,000 (THREE HUNDRED AND EIGHTY TWO THOUSAND, FIVE HUNDRED POUNDS)** subject to contract.

VIEWINGS

Strictly by previous appointment with Clarke & Crittenden.

Tel: 01843 841123

Email: ian@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.