

HERNE BAY

157 STATION ROAD, CT6 5QA

**MICRO PUB AND 2 BED MAISONETTE FOR SALE
FREEHOLD**



BUSINESS

The business was established in circa. 2012 and has been included in the 'Good Beer Guide' for three years in a row. The business has all 'excellent' and 'very good' Trip Adviser reviews (at the time of writing).

VALUE ADDED TAX

VAT will be charged if applicable.

PRICE

We are marketing the Freehold of this property at £295,000 (TWO HUNDRED AND NINETY-FIVE POUNDS), subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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SITUATION

This property is situated just off the High Street and within easy walk of the sea front and the Herne Bay Pier, which attracts thousands of visitors and locals alike throughout the year. There is a choice of many restaurants close by and shops run by local independent traders.

DESCRIPTION

The property is arranged over ground floor and basement. The premises have a 'cosy feel' front serving area and a 'snug' area for those who require a quiet place to drink.

Above is a recently refurbished two bedroom maisonette which is currently let on an AST at £695 pcm.

The approximate areas are as follows:

| | | |
|--------------|-----------|-----------|
| Ground floor | 410 sq ft | 38.1 sq m |
| Basement | 271 sq ft | 25.2 sq m |
| Ancillary/WC | | |

TOTAL **681 sq ft** **63.3 sq m**

BUSINESS RATES

We understand from the VOA register that the Rateable Value is £7,700 in the 2010 rating list.

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.

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