

BROADSTAIRS

98 - 102 ALBION ROAD, ST. PETERS, BROADSTAIRS CT10 2UT

RESIDENTIAL DEVELOPMENT SITE AND MIXED USE INVESTMENT PROPERTY



VALUE ADDED TAX

VAT will be payable if applicable.

PRICE

We are instructed to offer the whole property, to include the investment and the valuable planning permission, at **£825,000 FREEHOLD**, subject to contract and the existing tenancies.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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SITUATION

The property and site are situated in a prominent corner main road location within easy reach of Broadstairs town centre, and railway station (high speed service to London St. Pancras). The area is predominately residential with a number of small neighborhood shops in the immediate area.

Broadstairs town centre is within a mile of the property, and Margate within 3 miles. Westwood Cross Shopping Centre is approximately 1.5 miles distant. Numerous buses pass along Albion Road connecting with the other Thanet towns.

DESCRIPTION

The site comprises two elements, a mixed use investment property, and a residential development site to the rear.

Mixed Use Investment Property

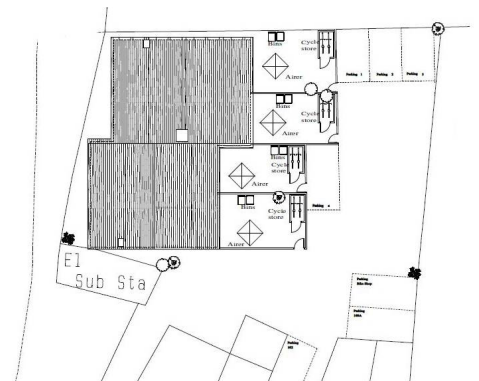
Comprising a ground floor shop, currently trading as a bicycle sales & repairs, two flats and a cottage. All of the residential units are let on AST's and have car parking to the rear. The property is let on the following terms,

Ground Floor Shop	1,957 sq ft (181.8 sq.m)	£18,200 pa
Flat 1	3 bedrooms	£9,000 pa
Flat 2	3 bedrooms	£7,800 pa
Cottage	2 bedrooms	£9,540 pa
Total		£44,540 pa

Residential Development Land

Planning permission has been granted for the erection of 4 two storey houses and associated parking to the rear of the plot. Access to the development is via a side access road directly from Albion Road.

For more information and details of the planning permission please either contact us or visit Thanet Council planning site, reference number is F/TH/15/0917.



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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