

Property Particulars

BIRCHINGTON

75 STATION ROAD, CT7 9RE

FREEHOLD INVESTMENT FOR SALE



ENERGY PERFORMANCE

The property has been rated within D. A copy of the Report is available on request.

BUSINESS RATES

The property has a rateable value of £4,500 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Thanet District Council on 01843 577000 with regards to the rates payable.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123 or;

James Crittenden

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Ian Crittenden BSc (Hons) MRICS

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MARCH 2018

LOCATION

The property is located in a prime location on Station Road close to the junction with Crescent road. Nearby retailers include Co-Op supermarket, Martins newsagents and Costa Coffee. There is short term parking on the main road and pay and display parking nearby..

DESCRIPTION

The commercial premises are arranged over ground floor only providing the following dimensions and net internal floor areas,

Net Frontage	4.65 m	15 ft 3 in
Gross Frontage	6.25 m	20 ft 6 in
Shop Depth	9.28 m	30 ft 5 in
Shop Width	4.88 m	16 ft

Ground Floor	77.57 sq m	835 sq ft
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The upper parts have been sold off on a 99-year lease as of 25th March 1989 and currently produces a peppercorn ground rent. For the avoidance of doubt the upper parts are not income producing.

PRICE

Offers are invited in the region of **£165,000 FREEHOLD**, subject to contract.

CURRENT INCOME

The current tenant hold a 5 year lease from January 2015 currently playing £6,600 pax. A copy of the current lease is available upon request.

Note

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