

37, 39 & 39a King Street
Sandwich
CT13 9BL

£225,000Freehold

Finn's
1-3 King Street
Sandwich
CT13 9BY
t: 01304 612147
e: sandwich@finns.co.uk
www.finns.co.uk



A freehold, mixed use investment property.

About 548ft² (50.91m²) of retail space & offices. First floor 2 bedroom flat. Town centre location.

Total rent of £11,994 per annum.

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37, 39 & 39A King Street is a prominent mixed use premises, currently let to a clothes shop on the ground floor with a separate Assured Shorthold Tenancy on the first floor flat. The property is currently let at a gross annual rent of £11,994 with the Landlord responsible for all repairs to the flat and external repairs to the shop. The lease for the shop is for a term of 3 years from 1st May 2016 at an annual rent of £5,994 and is contracted out of Sections 24-28 of the Landlord & Tenant Act. The flat is let on an Assured Shorthold Tenancy at a rent of £6,000 per annum for a term of 1 year from 1st March 2017. Copies of the Lease and Assured Shorthold Tenancy are available on request.

The property is situated at the southern end of King Street in the centre of the Medieval Town of Sandwich, close to a selection of independent shops, offices, pubs and a short walk from the car parks. For more information on the town: www.visitsandwich.co.uk.

Accommodation comprises (approximate measurements):

Ground Floor Retail Space 21' 10" x 14' 6" (6.65m x 4.41m)

Waiting Room 12' 0" x 9' 9" (3.65m x 2.96m)

Consulting Room 12' 0" x 9' 9" (3.65m x 2.97m)

Kitchen & cloakroom

Cellars

Extending beneath the retail space.

First Floor flat

A separate access from King Street leads to a flight of stairs to the flat, which is laid out as follows:

Bedroom 1 12' 0" x 9' 9" (3.65m x 2.97m)

Bedroom 2 12' 0" x 9' 9" (3.65m x 2.97m)

Bathroom

Fitted with a low suite WC, pedestal wash basin and panelled bath.

Sitting Room/Kitchen 20' 9" average x 13' 11" (6.33m x 4.24m)

Fireplace, bay window, kitchen fitted with a range of units with worktops over, gas hob, electric cooker with extractor fan over, single bowl stainless steel single drainer sink unit. Plumbing with washing machine and Vaillant gas fired boiler.

Viewing: By appointment through Finn's, Sandwich
tel: 01304 612147

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold, subject to the Lease and Tenancy Agreement detailed above.

Planning: The ground floor of the property currently falls within the General Retail (Use Class A1) category, but has been used as an office and consulting rooms in the past.

VAT: Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT and where relevant VAT is chargeable in addition to any consideration quoted.

Council Tax: The Rateable Value of the premises is £5,400 per annum and the flat is in Council Tax Band C.

Date: These particulars were updated on: 3rd January 2018.



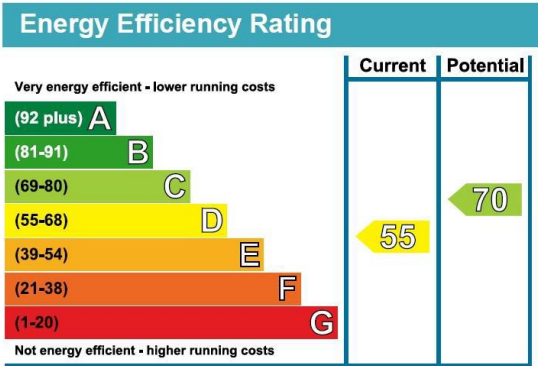


Energy Performance Certificate HM Government
Non-Domestic Building

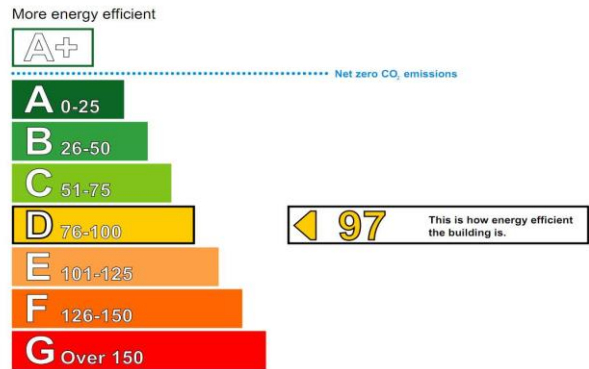
39,39a
39, King Street
SANDWICH
CT13 9BL

Certificate Reference Number:
0291-0031-3970-5822-1096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



Energy Performance Asset Rating



Technical information **Benchmarks**

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 102
Building complexity (NOS level): 3

Buildings similar to this one could have ratings as follows:
35 If newly built
54 If typical of the existing stock

Agents Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
1-3 King Street
Sandwich
Kent CT13 9BY
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Brick Barn
Court Road
St Nicholas at Wade
Kent CT7 0PT
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