

# BIRCHINGTON, KENT

44/46 STATION ROAD, CT7 9DQ

## BACK ON THE MARKET - LARGE DEVELOPMENT IN CENTRAL BIRCHINGTON



### LOCATION

The development is located on Station road, Birchington on the corner of Eastfield Road and opposite Crescent Road, a short walk from The Square which leads to Canterbury and Margate in each direction. Occupiers in the town include, Sainsburys, Co-Op, Costa Coffee, Nationwide and Betfred.

### DESCRIPTION

The development offers ground floor retail space with a large yard to the rear. Subject to the necessary planning the property could offer significant development for both residential flats and houses.

Commercial Space	126.57 sq m	1,362 sq ft
Rear Yard	267.32 sq m	2,877 sq ft
External Store	37.24 sq m	401 sq ft
<b>TOTAL</b>	<b>431.13 sq m</b>	<b>4,641 sq ft</b>

### PLANNING

Planning The site is sold with no planning consent permitted however the current owners will consider a 'Subject to planning sale.'

### VAT

VAT will be payable if applicable.

### ENERGY PERFORMANCE RATING

An EPC has been commissioned and will be available upon request.

### PRICE

We are instructed to offer this property for **£495,000**, subject to contract.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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