

BIRCHINGTON, KENT

1 STATION ROAD, CT7 9DQ

MIXED USE PROPERTY FOR SALE - STATION ROAD, BIRCHINGTON



LOCATION

The property is situated in arguably the most prominent position in Birchington on the corner of Station Road and Albion Road, where both national and local traders are represented.

There is both long and short stay parking within 150 metres of the premises. There are good transport links by both bus & train and the village attracts visitors from both near and wide.

The upper parts are accessed via a separate entrance on Albion Road.

DESCRIPTION

The premises comprise of a ground floor and basement retail premises, with two floors of office/ancillary space above. The premises has the following net internal floor areas,

Ground Floor	55.38 sq m	596 sq ft
Basement	57.70 sq m	621 sq ft
1st floor	69.90 sq m	752 sq ft
2nd Floor	71.32 sq m	768 sq ft
Total	254.30 sq m	2,737 sq ft



PLANNING

The property is to be sold without planning

VAT

VAT will be payable if applicable.

ENERGY PERFORMANCE RATING

The property has an EPC rating of .

PRICE

We are instructed to offer this property for **£500,000**, subject to contract.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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