

Property Particulars

BIRCHINGTON, KENT

113 STATION ROAD, CT7 9RE

FREEHOLD RETAIL & RESIDENTIAL PROPERTY FOR SALE



LEASE INFORMATION

The ground floor is let to Funeral Services Limited, trading as Coop Funeralcare.

The lease is for a term of 10 years expiring in June 2031. The rent passing is £8,500 per annum exclusive with a rent review and tenant break option in June 2026. The lease provides for effective Full Repairing & Insuring covenants.

The garage is let on a licence at an annual rental of £780 per annum.

The maisonette is let on an AST at a rental of £600 per calendar month. The AST provides for the provision for the tenant to contribute to the buildings insurance.

PRICE

We have been instructed to offer the premise at **£385,000 per annum exclusive**, subject to contract.

ENERGY PERFORMANCE RATING

An EPC has been commissioned and will be available shortly.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS
ian@clarke-crittenden.com

James Crittenden BSc (Hons)
james@clarke-crittenden.com

LOCATION

The premises occupy a prominent trading position in the town centre, close to Sainsburys, Coop Food, and Cancer Research UK. Birchington has a bustling selection of local traders including a greengrocer, butcher, dry cleaner, jeweller and coffee shops. The property is within a short walk of the Birchington-on-Sea railway station with services to London St Pancras and London Victoria.

Birchington is found approximately 3 miles from Margate and 13 miles from Canterbury, with good road links via the A299 Thanet Way and M2 motorway. There is a public car park to the rear of the property along with short term street parking directly outside the property.

DESCRIPTION

The mid terrace building comprising ground floor commercial space, two/three bedroom self contained maisonette arranged over ground floor (entrance), first and second floors, with own rear entrance and garden. To the rear of the property is a detached single garage.

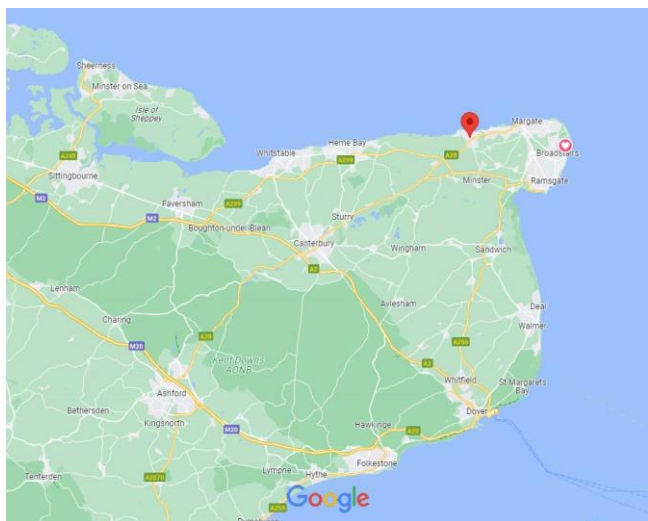
Ground Floor Commercial	46.1 sq m	496 sq ft
First Floor Residential	49.1 sq m	529 sq ft
Second Floor Residential	43.1 sq m	464 sq ft
Total Residential	92.2 sq m	993 sq ft

Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)



Property Particulars



Regulated by RICS



Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)