



Terence Painter

ESTATE AGENTS

- Mixed Commercial & Residential Property
- Freehold with Full Vacant Possession
- Ground Floor & Basement Shop
- First & Second Floor Maisonette
- Two Bedrooms
- Lounge
- Kitchen/diner
- Two Bathrooms
- Separate Entrance to Maisonette
- No forward Chain
- Good Corner Position
- Close to Sea front



44 York Street, Broadstairs, Kent. CT10 1PB.

Freehold £375,000

FREEHOLD SHOP PREMISES WITH TWO BEDROOM MAISONETTE ABOVE IN A GREAT CORNER POSITION

This freehold mixed commercial and residential premises is located in a good corner secondary trading position, close to sea front and amongst a mix of other commercial shops and restaurants. The shop features a good sized basement with potential for storage or a workshop. Situated above and arranged over two floors is a spacious, well presented two bedroom, two bathroom maisonette which benefits from a separate entrance and a small private courtyard. The shop premises are currently utilised for retail but offer potential for a variety of other uses, subject to acquiring any necessary planning consents. The property would in our opinion suit an owner occupier or investment buyer.

Ground Floor

SHOP PREMISES

5.950m x 5.230m (19' 6" x 17' 2") With display windows facing both York Street and York Avenue. Recessed corner door. Stairs leading to basement. Door leading to kitchenette and W.C.

Kitchenette

1.980m x 1.330m (6' 6" x 4' 4") With work surface area and sink unit with electric water heater. Door to:

W.C.

With low level W.C., wash hand basin and electric water heater.

BASEMENT

Cellar Storage/workshop Area

Comprising two main rooms measuring 2.640m x 3.510m (8' 8" x 11' 6") and 4.92m x 4.47m (16' 2" x 14' 8")

The Maisonette

Separate Entrance

The maisonette is accessed separately via Belvedere Road. Private front door to:

Entrance Lobby

3.870m x 1.730m (12' 8" x 5' 8") Good sized entrance area with built-in storage cupboard with radiator, stairs to first floor level and door to outside courtyard area.

FIRST FLOOR

Landing

With stairs leading to second floor and doors to:

Bathroom/W.C.

Fully tiled to walls and floor and fitted with white suite comprising panelled spa-bath, pedestal wash hand basin and low level W.C. Heated towel rail. Two double glazed windows to rear. Inset ceiling lights.

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Kitchen/diner

3.670m x 2.980m max (12' 0" x 9' 9" max) Fitted with a good selection of modern units incorporating electric oven with extractor above, gas hob, one and a half bowl stainless steel sink unit inset to work surface area with localised tiling. Plumbing for washing machine, space for fridge-freezer. Double glazed window to side, inset ceiling lights and tiled floor. Space for table.

Lounge

L-shaped room measuring 5.140m x 4.650m narrowing to 2.82 (16' 10" x 15' 3" to 9' 3") Dual aspect room with two windows to the front and one to the side. Feature fireplace. Double radiator. Coved ceiling.

SECOND FLOOR

Landing

With radiator and sky-light window and access to large part boarded loft space.

Bedroom One

4.520m x 3.170m (14' 10" x 10' 5") Dual aspect room with windows to the front and side. Double radiator. Range of fitted wardrobes to one wall. Door to en-suite.

En-suite Showerroom/W.C.

Fitted with large shower cubicle, a range of vanity storage and wash basin. and low level W.C. Tiled floor.

Bedroom Two

3.670m x 2.610m (12' 0" x 8' 7") Dual aspect room with windows to side and rear. Original fireplace. built in cupboard. Double radiator.

Study/Bedroom Three

2.330m x 1.630m (7' 8" x 5' 4") Formerly a bathroom this room has an obscure glazed window to the rear, radiator and a cupboard housing a gas fired combination boiler.

Exterior

Courtyard Area

Walled yard area with gate to Belvedere Road and outside store.

Energy Performance Rating

Shop & Basement - Band E

Maisonette - Band E



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		73
(55 to 68) D		
(39 to 54) E	51	
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

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