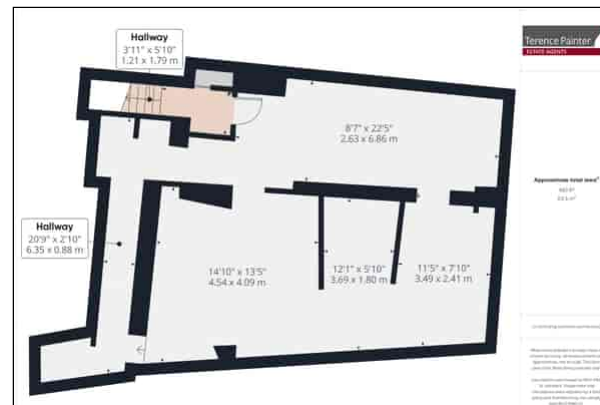
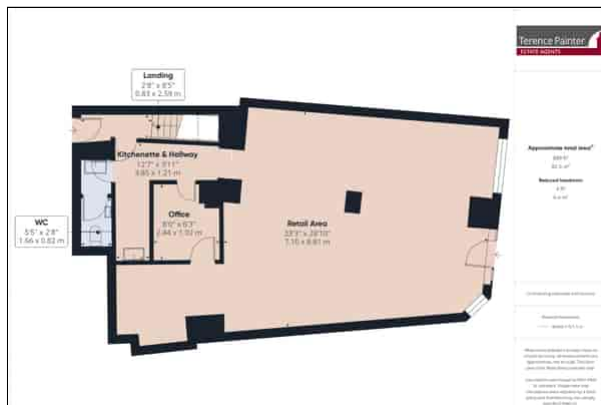


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ESTATE AGENTS

- Prime Central St Peters Location
- Mixed Commercial & Residential Investment Property
- Shop Let at £22,000 Per Annum
- One x One Bedroom Flat Let at £7,500 Per Annum
- One x Two Bedroom Flat Let at £9,690 Per Annum
- Combined Rental Income of £39,460 Per Annum



2 Church Street, Broadstairs, Kent. CT10 2TP.

Freehold £470,000

FREEHOLD MIXED COMMERCIAL AND RESIDENTIAL INVESTMENT PROPERTY LOCATED IN PRIME ST PETERS LOCATION

This substantial mixed commercial and residential property is fully let and currently produces an annual income of £39,460. The property is located in the heart of busy St Peters, Broadstairs, close to the Co-op supermarket, doctors surgeries and post office.

The property comprises a shop premises at ground floor and basement levels, trading as a Rowlands Pharmacy on a 10 Year Commercial Lease from January 2023 at a current rent of £22,000 per annum.

On the upper levels, with separate access from the rear, are two self-contained duplex flats both currently let on Assured Shorthold Tenancies and comprising one x one bedroom flat currently let at £7,500 per annum (£625 per calendar month) and one x two bedroom flat currently let at £9,960 per annum (£830 per calendar month).

Viewings are strictly by appointment. For your viewing appointment please contact the agents Terence Painter on 01843 866866

The Shop Premises

Entrance

Via glazed front door.

Shop Retail Area

8.81m x 7.10m (28' 11" x 23' 4")

Office

2.44m x 1.92m (8' 0" x 6' 4") With wash hand basin.

Kitchenette & Hallway

3.85m x 1.21m (12' 8" x 4' 0") With sink unit and cabinet.

W.C.

Fitted with W.C. and two wash hand basins.

Basement

Basement Storage

Basement storage area of approx. 82.6m2 (889 sqft)

CEPC Rating 68 - Band C

The Flats

Entrance

Access to the flats is via a private gate and external steps leading up to a shared roof terrace with private front doors to both flats.

Flat 2a

Entrance Lobby

With built-in storage cupboard door to kitchen/diner.

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£470,000

<p>Kitchen/diner</p> <p>4.31m x 2.90m (14' 2" x 9' 6") With double glazed sash window to side. Vinyl flooring. Range of fitted cabinets. stainless steel sink unit. work surface area. Plumbing for washing machine. wall mounted gas fired boiler. Door to inner hallway.</p>	<p>Tenancy</p> <p>We are advised that this flat is currently let on an Assured Shorthold Tenancy at £830 per calendar month (£9,960 per annum).</p>
<p>Inner Hallway</p> <p>With double glazed window to side , understairs recessed storage area, radiator, and door to lounge. Stairs leading to upper level with bedrooms and shower room/W.C.</p>	<p>Council Tax Band - A</p>
<p>Living Room</p> <p>4.40m x 3.98m max (14' 5" x 13' 1" max) Dual aspect with double glazed sash windows to front and side. Fire surround. two radiators. Picture rail.</p>	<p>EPC Rating 68 - Band D</p>
<p>First Floor Landing</p> <p>With hatch to loft. Door to bedrooms and shower room/W.C.</p>	<p>Flat 2B</p>
<p>Bedroom One</p> <p>4.40m x 3.56m max (14' 5" x 11' 8" max) Dual aspect room with double glazed sash windows to front and side. Fire surround. Radiator. Built-in cupboard.</p>	<p>Entrance Lobby</p> <p>With door to inner hallway.</p>
<p>Bedroom Two</p> <p>4.32m x 2.65m max (14' 2" x 8' 8"max) With double glazed sash window to side. Radiator.</p>	<p>Inner Hallway</p> <p>Radiator. Doors to kitchen and living room. Stairs leading to upper level with bedroom and bathroom/W.C.</p>
<p>Shower Room/W.C.</p> <p>Fitted with shower cubicle, wash basin with vanity storage under, and low level W.C. Double glazed window to rear. Radiator. Vinyl flooring.</p>	<p>Kitchen</p> <p>2.96m x 1.75m (9' 9" x 5' 9") With double glazed window to rear. Fitted units. single drainer stainless steel sink unit. Work surface area. Gas cooker point. Radiator.</p>
	<p>Living Room</p> <p>3.92m x 2.80m (12' 10" x 9' 2") with double glazed window to front. Radiator.</p>
	<p>Upper Floor Landing</p> <p>Doors to bedroom and shower room/W.C. Built-in storage cupboard.</p>

Bedroom

3.93m x 2.79m (12' 11" x 9' 2") With double glazed window to front. Radiator.

Shower room/W.C.

With double glazed window to rear. Fitted with panelled bath, low level W.C. and pedestal wash hand basin. Radiator. Vinyl flooring. Hatch to loft. Cupboard housing gas fired boiler.

Tenancy

We are advised that this flat is currently let on an Assured Shorthold Tenancy at £625 per calendar month (£7,500 per annum).

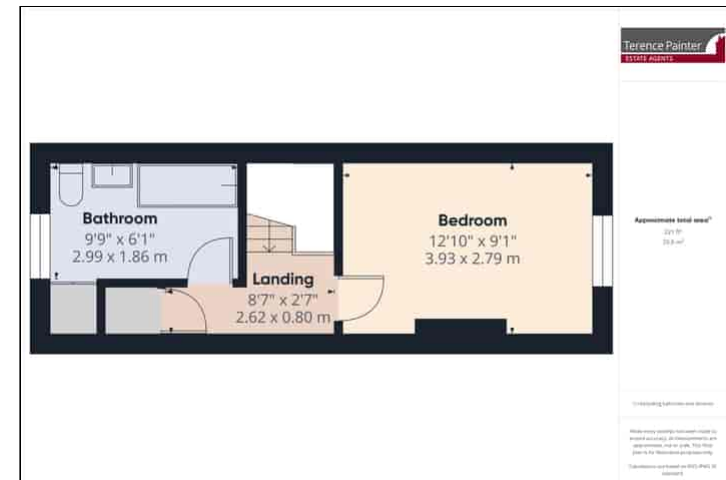
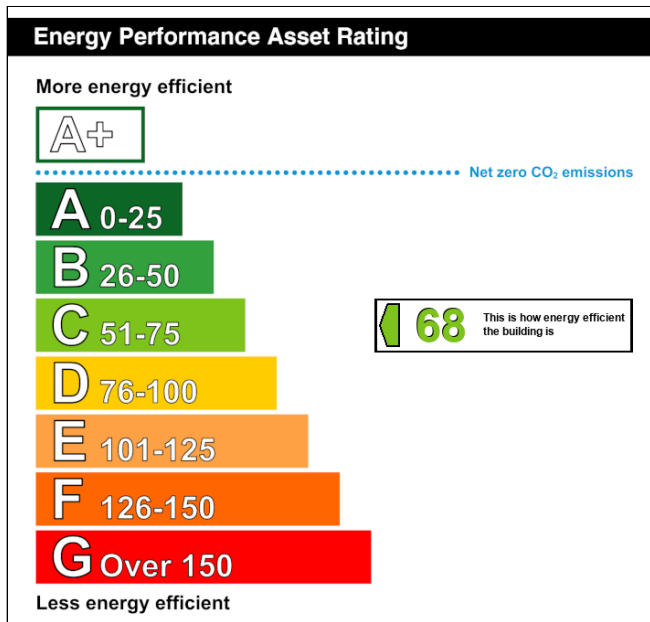
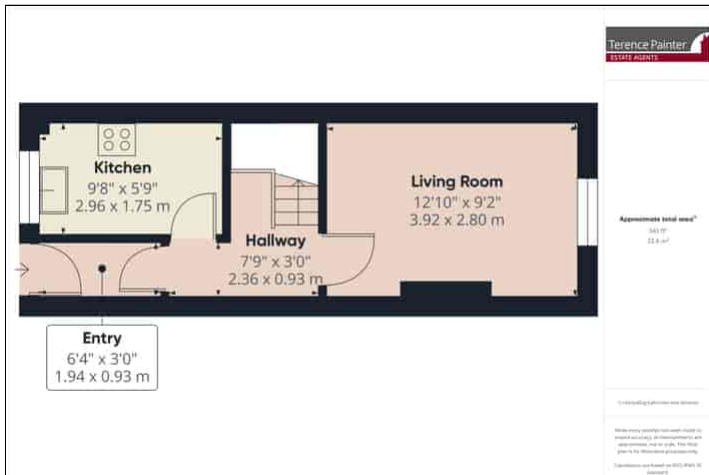
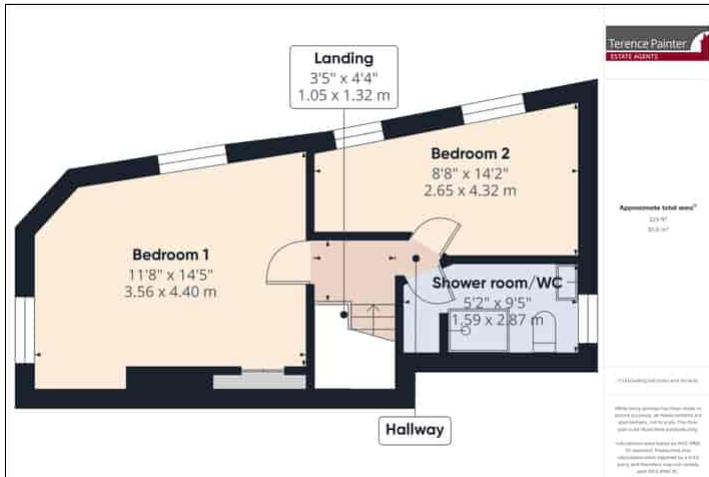
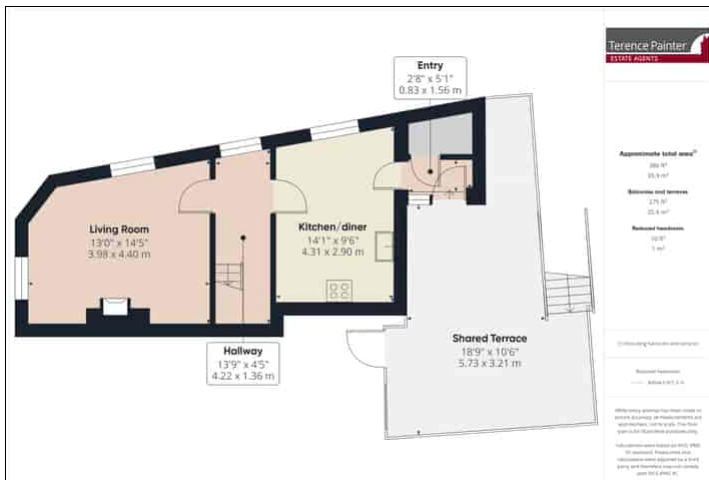
Council Tax Band - A

EPC Rating 65 - Band D



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£470,000



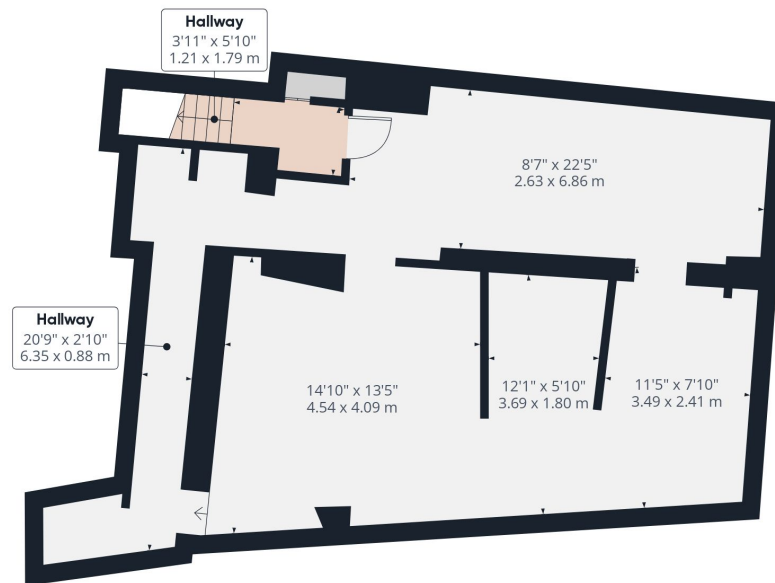
Viewing strictly by prior appointment with the Selling Agents

TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Floor -1



Floor 1

Approximate total area⁽¹⁾

1572 ft²

146 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

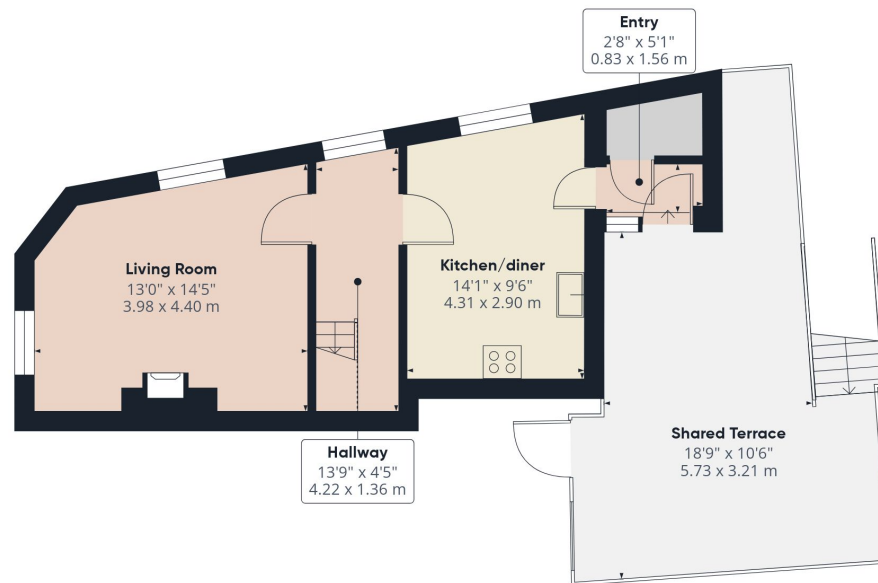
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

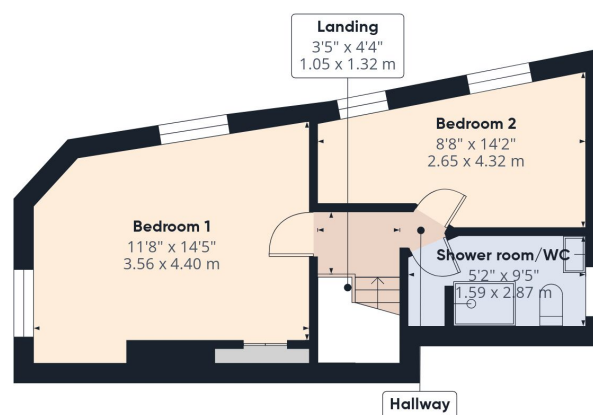
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Floor 1



Floor 2

Approximate total area⁽¹⁾

715 ft²
66.5 m²

Balconies and terraces

275 ft²
25.6 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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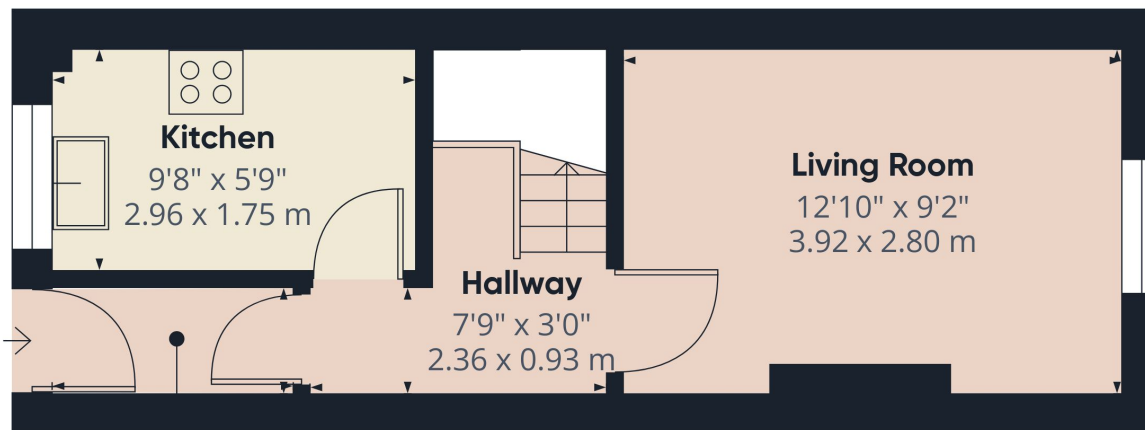
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ESTATE AGENTS



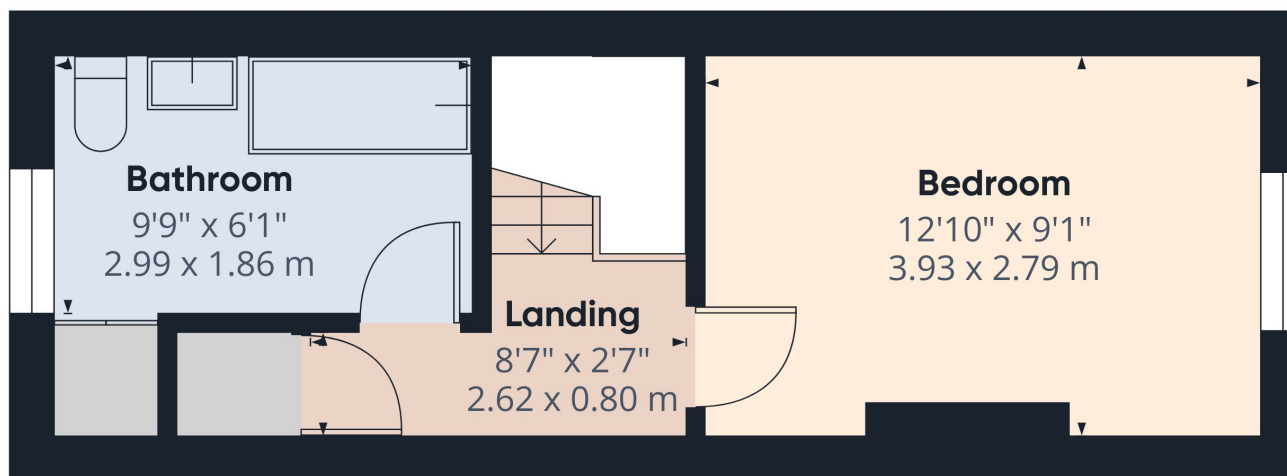
Entry
6'4" x 3'0"
1.94 x 0.93 m

Ground Floor

Approximate total area⁽¹⁾

464 ft²

43.2 m²



Floor 1

(1) Excluding balconies and terraces

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