



4 Station Road, Lyminge, Folkestone, Kent, CT18 8HP

Guide Price £525,000

EPC RATING: TBC

Investment
Opportunity

A mixed commercial and residential investment opportunity situated in the heart of the popular village of Lyminge. There are five units all let out providing an annual return. Three commercial units comprising: Hairdressers, Barbers and Clinic. Two residential units comprising: two bedroom duplex flat and a two bedroom first floor flat. Wide forecourt with space for parking. For more information please contact our office.



Situation

The village of Lyminge is nestled in the spectacular North downs it has a wonderful semi-rural feel, with an abundance of beautiful walks, cycle routes, bridle paths and benefiting from the amenities the village has to offer. There is a Post Office & convenience Shop, hairdressers, two Doctors surgeries, Chemist and Primary School. The village offers various clubs and societies and there are good bus links to both Canterbury and Folkestone. Lyminge is a thriving community with lots of activities for all ages. In the nearby town of Folkestone there are mainline railway stations with High Speed services to London.

An impressive building situated in the village centre.

Five units comprising:

Three commercial units

UNIT 1 - Hairdressers

Long term commercial lease. Main room, store room & WC.



UNIT 2 - Barbers Shop

Long term commercial lease. One room with alcove storage space.

UNIT 3 - Clinic

Long term commercial lease. Reception, clinic room, store room & WC

Two residential units

UNIT 4 - Flat 1

Let on an Assured shorthold tenancy (AST). Communal entrance hall and stairs to the first floor, entrance hall, living room, kitchen, shower room, second floor, bedroom one & bedroom two.

UNIT 5 - Flat 2

Let on an Assured shorthold tenancy (AST). Communal entrance hall and stairs to the first floor, entrance hall, living room, kitchen, bedroom one & bedroom two & shower room.

Wide forecourt to the front of the building

No rear access and no garden

Council Tax Band

Heating

Electric





Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or lyminge@laingbennett.co.uk

Directions

For directions to this property please contact us

Lyminge

01303 863393

lyminge@laingbennett.co.uk

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

www.laingbennett.co.uk



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