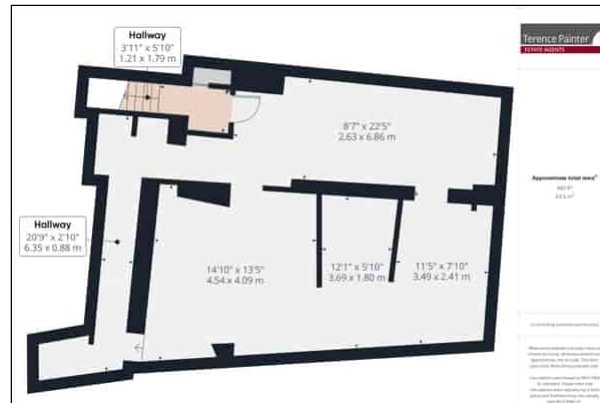
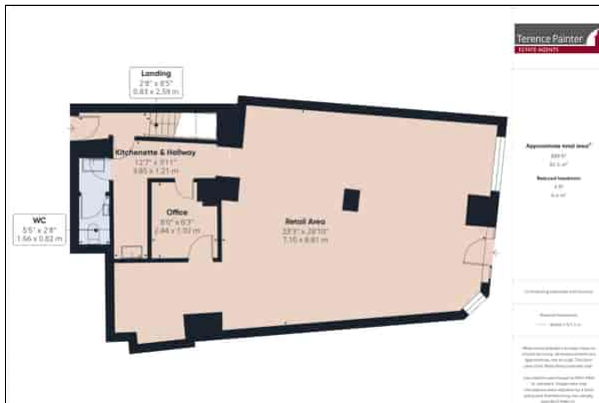




# Terence Painter

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
- For Sale by On-line Auction



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

Freehold For Sale by Auction - Guide Price £480,000

FOR SALE BY ONLINE AUCTION - 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).

The property is being offered for sale by on-line auction with a guide price of £480,000 - auction fees apply. The auction closes at 12noon on Monday 23rd June. Full details of the auction bidding process and how to register are available on the Terence Painter website [terencepainter.co.uk/on-line-auctions](http://terencepainter.co.uk/on-line-auctions).

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. 82.6m<sup>2</sup> ( 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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**For Sale by Auction - Guide Price £480,000**

**Kitchen/diner**

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.

**Inner Hallway**

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.

**Living Room**

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.

**First Floor Landing**

With hatch to loft. Door to bedrooms and shower room/W.C.

**Bedroom One**

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.

**Bedroom Two**

4.32m x 2.65m max (14' 2" x 8' 8" max) With double glazed sash window to side. Radiator.

**Shower Room/W.C.**

Fitted with shower cubicle, wash basin with vanity storage under, and low level W.C. Double glazed window to rear. Radiator. Vinyl flooring.

**Tenancy**

We are advised that this flat is currently let on an Assured Shorthold Tenancy at £830 per calendar month (£9,960 per annum).

**Council Tax Band - A**

**EPC Rating 68 - Band D**

**Flat 2B**

**Entrance Lobby**

With door to inner hallway.

**Inner Hallway**

Radiator. Doors to kitchen and living room. Stairs leading to upper level with bedroom and bathroom/W.C.

**Kitchen**

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.

**Living Room**

3.92m x 2.80m (12' 10" x 9' 2") with double glazed window to front. Radiator.

**Upper Floor Landing**

Doors to bedroom and shower room/W.C. Built-in storage cupboard.

**Bedroom**

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

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### **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**

### **Important Information**

All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.

### **Auction Pack & Finance**

Copies of the legal pack and special conditions of sale are available online to be downloaded via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.

### **Registering For The Auction**

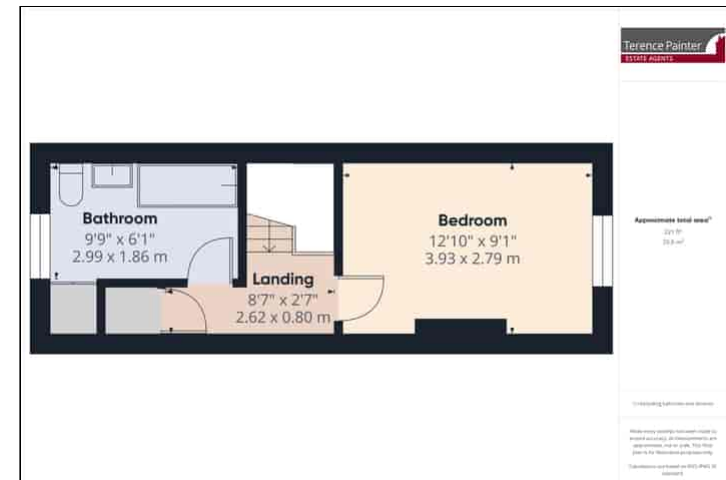
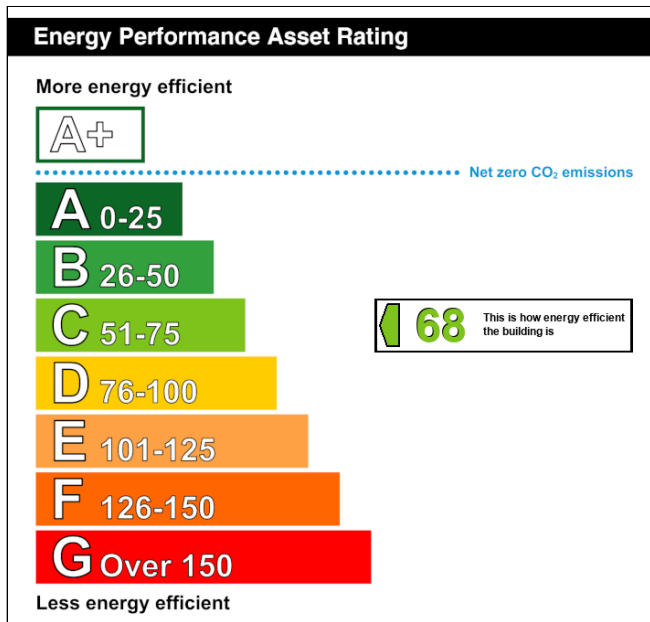
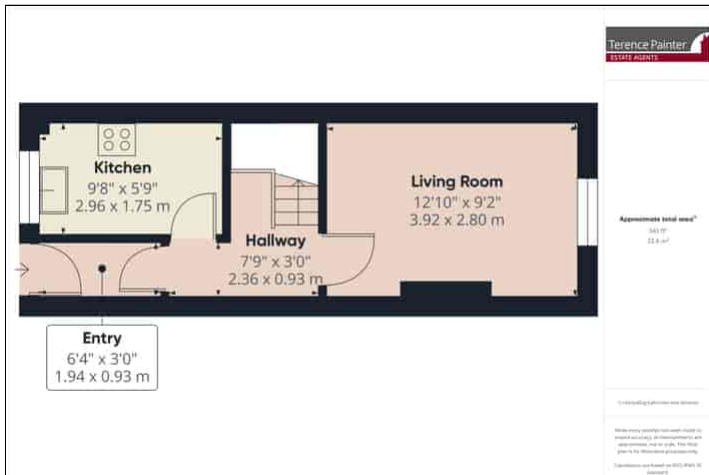
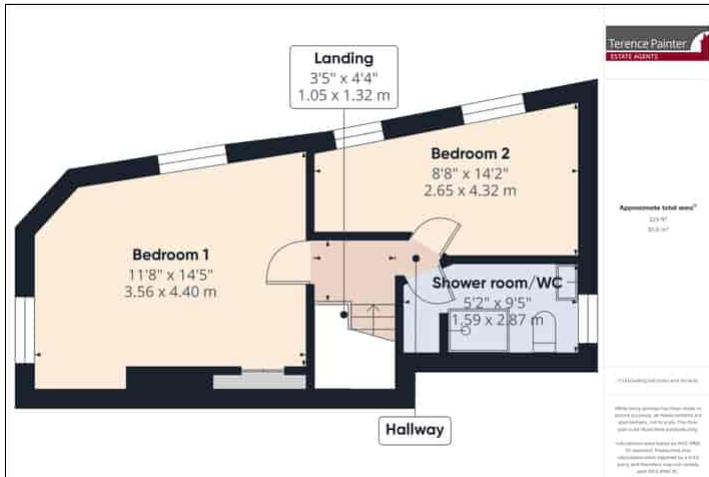
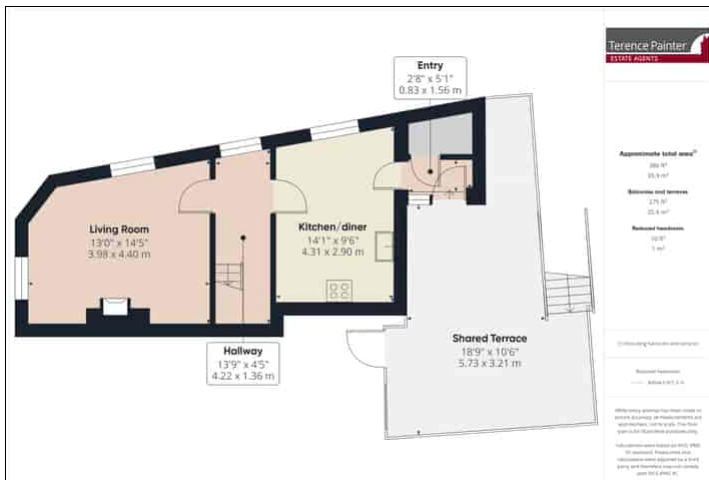
Please visit the Terence Painter website at [terencepainter.co.uk](http://terencepainter.co.uk) and click 'online Auctions'. In order to bid you will need to first register and verify your email. Then, via the dashboard:

- \* Pass an ID check
- \* Enter your card details (for your deposit payment should your bid be successful)
- \* Enter your solicitors details
- \* Join the watchlist



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Viewing strictly by prior appointment with the Selling Agents

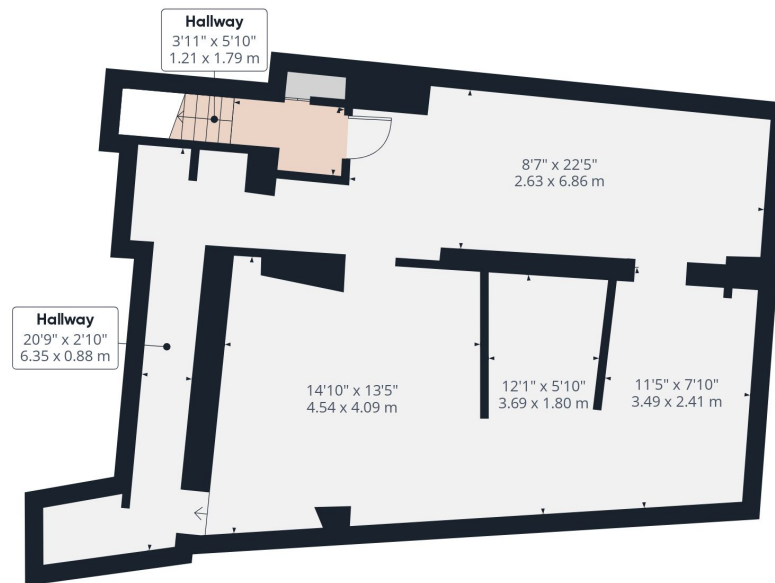
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Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

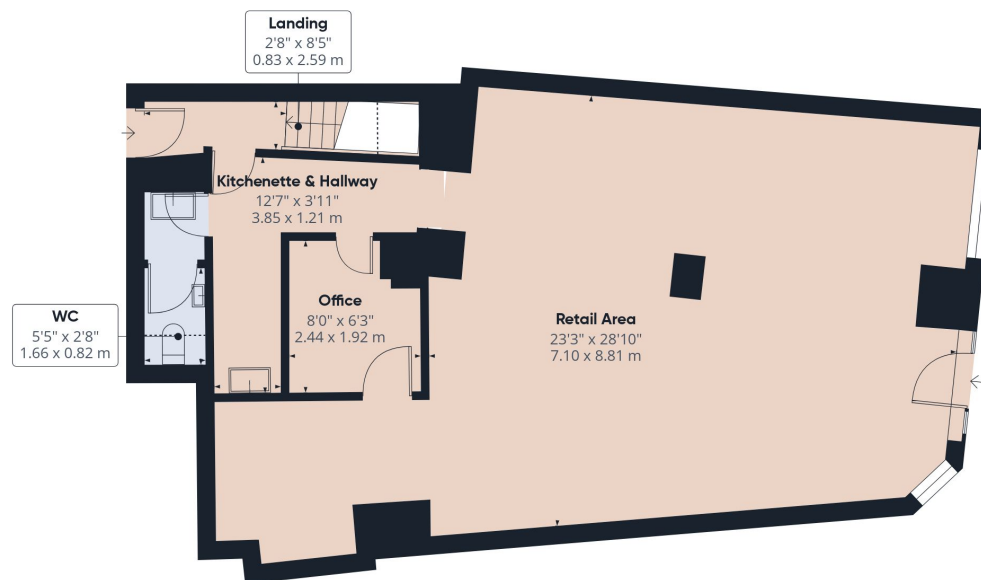
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Floor -1



Floor 1

# Approximate total area<sup>(1)</sup>

1572 ft<sup>2</sup>

146 m<sup>2</sup>

## Reduced headroom

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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.

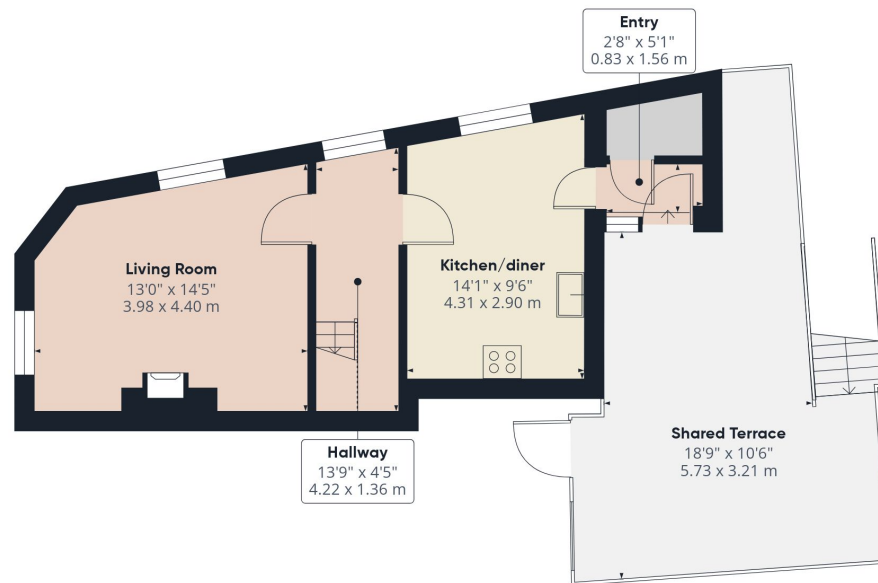
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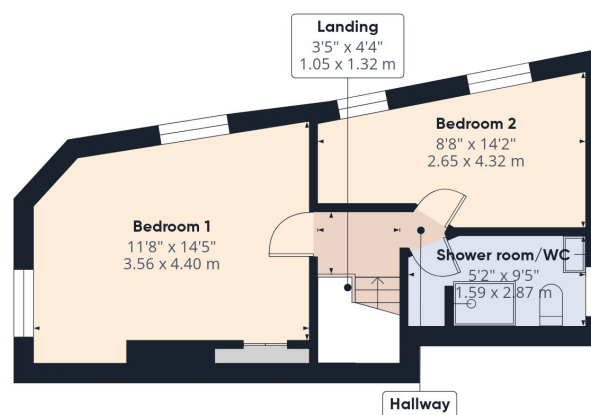
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

715 ft<sup>2</sup>  
66.5 m<sup>2</sup>

**Balconies and terraces**

275 ft<sup>2</sup>  
25.6 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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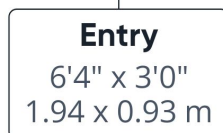
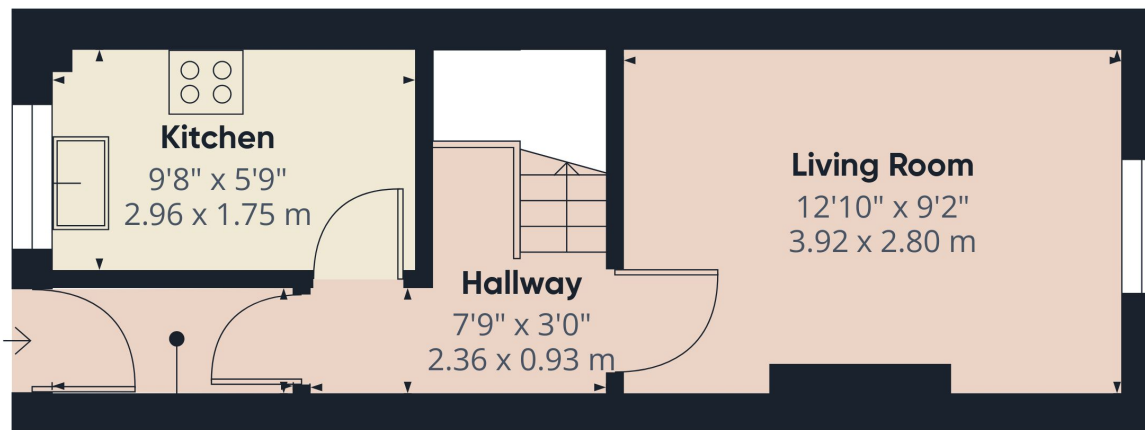
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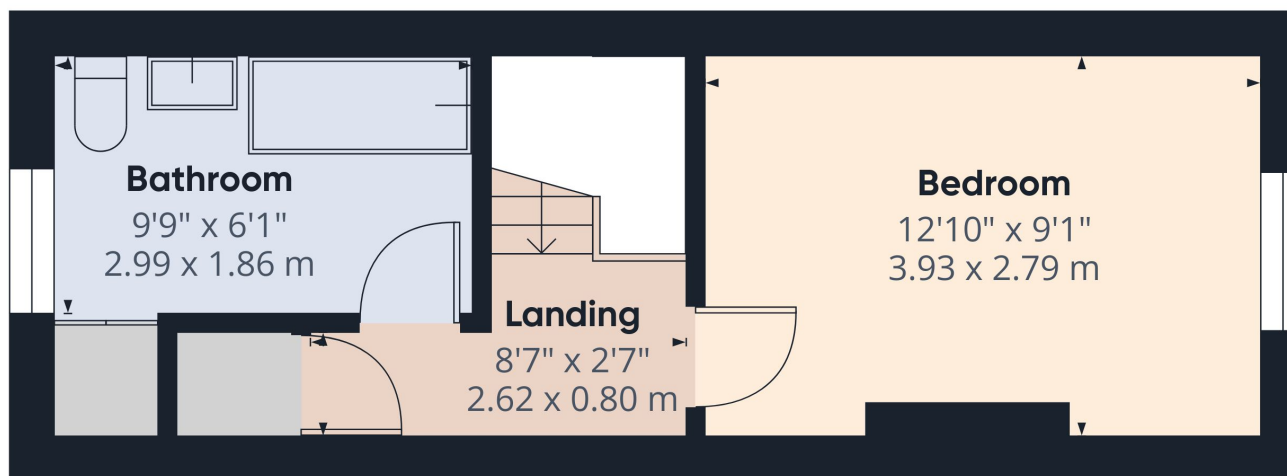


Ground Floor

Approximate total area<sup>(1)</sup>

464 ft<sup>2</sup>

43.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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