



Terence Painter

ESTATE AGENTS

- Freehold Investment Property
- Mixed Commercial & Residential
- Close to Town Centre & Sea Front
- Secondary Trading Position
- Commercial Let at £7,800 Per Annum
- Vacant Three/Four Bedroom Flat Above
- 31ft Garden to Rear
- Air BnB Opportunity



8 & 8a Dundonald Road, Broadstairs, Kent. CT101PE.

Freehold £425,000

## MIXED COMMERCIAL & RESIDENTIAL FREEHOLD INVESTMENT PROPERTY IN CENTRAL BROADSTAIRS

This mid-terrace freehold investment property is situated in a secondary trading position close to the high street and sea front. The ground floor is currently let on a 10 year commercial lease at a current annual rent of £7,800. The tenants trade as an independent coffee-shop. Above is a substantial maisonette which is arranged over two floors and has a separate entrance and access to the garden at the rear. The maisonette would, in our opinion, let well as one unit on an assured shorthold tenancy, or as a holiday let or Air BnB.

### GROUND FLOOR

#### COMMERCIAL UNIT - 8 Dundonald Road

We are advised that the ground floor commercial unit has been let on a ten-year commercial lease from April 2019. The rent is currently set at £650 per calendar month (£7,800 per annum). The lease has a break clause at 5 years.

### FIRST FLOOR

#### THE MAISONETTE - 8A Dundonald Road

The maisonette is accessed via a separate ground floor entrance at street level into a hallway with stairs leading to the upper floors.

#### First Floor Landing

Radiator. Door leading out to rear garden with access via wooden steps.

#### Separate WC

With window to side and low level WC.

#### Bathroom

Fitted with panelled bath, wash basin and low level WC. Double glazed window to rear. Radiator.

#### Lounge

4.490m extending to 5.270m x 3.56m (14' 9" extending to 17' 3" x 11'8) Sash bay window to front. Coved ceiling. Radiator.

#### Kitchen

3.390m x 2.410m (11' 1" x 7' 11") Fitted with a range of units with electric oven, gas hob and extractor over. Stainless steel sink unit. Sash window to front. Vinyl flooring.

#### Bedroom One/Dining Room

4.170m x 3.620m (13' 8" x 11' 11") Double glazed window to rear. Vinyl flooring. Radiator.

### SECOND FLOOR

#### Half Landing

With double glazed window to rear.

#### Main Landing

Built-in storage cupboard.

#### Bedroom Two:

3.070m x 2.730m (10' 1" x 8' 11") Double glazed window to front with distant sea glimpse. Radiator.

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**£425,000**

**Bedroom Three:**

3.380m extending to 5.260m x 2.75m (11' 1" extending to 17' 3" x 13') Double glazed window to front with distant sea glimpse. Radiator.

**Bedroom Four:**

4.200m x 2.150m extending to 2.80m into dormer (13' 9" x 7' 1" extending to 9' 2") Double glazed dormer window to rear. Radiator.

**Exterior****Rear Garden**

9.450m x 6.100m (31' 0" x 20' 0") Walled garden with raised lawned area and side access.

**Commercial EPC Rating - C**

**Residential EPC Rating - E**



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## Energy Efficiency Rating

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



Viewing strictly by prior appointment with the Selling Agents  
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