

FOR SALE

SHOP WITH ACCOMMODATION



32 HIGH STREET, LYDD, KENT

LOCATION

The property is located in the centre of this Romney Marsh town, with ample on-street parking and rear parking/courtyard for the flat.

Lydd is situated on the Kent coast approximately 17 miles south of Ashford, the nearest major urban area, with Folkestone 17 miles to the east.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and will benefit next year from the CTRL high speed rail link, reducing journey times in to St Pancras to approximately 35 minutes. The M20 motorway gives access to the motorway network and Channel Tunnel 13 miles to the east.

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DESCRIPTION

The property comprises a double fronted shop with large timber display windows, recessed double doors and a clear sales area, with stairs to a useful basement storage area. There is a first floor flat with three bedrooms, lounge, kitchen, bathroom and stairs to a ground floor lobby giving access to the shop and to the rear courtyard. The flat can be completely self-contained if desired. There is vehicular access to the rear and parking space.

ACCOMMODATION

<u>Ground Floor</u>	Shop Sales Area:	1,211 sq.ft.	Width 23'10"
	Basement Storage:	346 sq.ft.	

<u>First Floor</u>	<u>Flat:</u>	
	Lounge:	15' x 14'4" max, with cupboard.
	Kitchen:	10'3" x 9'4" with gas cooker point, fitted cupboards and worktop, stainless steel sink unit.
	Bedroom 1:	15'0" x 8'11"
	Bedroom 2:	11'4" x 10'3"
	Bedroom 3:	10'8" x 7'0"
	Bathroom:	8'8" x 6'4" with bath, wash hand basin and WC.

SERVICES

All mains services are connected. Gas fired central heating is installed in the flat. The shop is heated by fan assisted Myson radiators.

RATEABLE VALUE

We are advised by the local authority that the premises are assessed at a Rateable Value of £6,600. The current uniform business rate multiplier for the year 2011/2012 is 0.426, though transitional relief may affect the amount payable.

TOWN PLANNING

The unit has A1 retail consent.

TERMS

The premises are offered freehold with vacant possession for the price of £349,000.

LEGAL FEES

The ingoing tenant is to bear the landlord's reasonable legal fees in the preparation of the new lease.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

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