

## FOR SALE



### 41, LITTLESTONE ROAD, NEW ROMNEY, KENT

#### LOCATION

The shop is at the end of a small parade of shops fronting Littlestone Road, between the town centre of New Romney and the sea front in this popular Romney Marsh tourist area. There is high visibility to passing traffic and on-road and forecourt parking.

Littlestone is located 15 miles south of Ashford which is the nearest main urban area, though Folkestone is 14 miles to the north-east.

Ashford, in mid-Kent, is some 54 miles south-east of London. The town is expanding, with a good infrastructure and soon to benefit from the CTRL high speed rail link, reducing journey times into St Pancras (in 2009) to approximately 35 minutes. The M20 motorway gives access to the motorway network and the Channel Tunnel 13 miles to the east.

**41 LITTLESTONE ROAD, NEW ROMNEY**

**DESCRIPTION**

The single storey shop built in 1932 is constructed in rendered brick with flat roof, having central double doors with display windows opening to a sales area which currently has a timber partition for storage and a conservatory style extension used as a workshop area.

There is a small kitchen, WC and rear access to a lawned garden.

**ACCOMMODATION**

Shop (Including storage)	591 sq.ft.
Rear Workshop	<u>155 sq.ft.</u>
Total:	746 sq.ft.

**SERVICES**

All mains services are connected.

**RATEABLE VALUE**

The Valuation Office website indicates that the premises are assessed at a rateable value of £6,600. The current uniform business rate multiplier for the year 2010/2011 is 0.407. Small Business Rate relief could reduce the liability by 41%.

**TOWN PLANNING**

The unit has A1 retail consent.

**TERMS**

The premises are offered freehold with vacant possession at a price of £85,000.

**VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

**MAP**

Find it at [Multimap.com](http://Multimap.com) searching TN28 8LN