

Colyer Commercial

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FOR SALE



25, LITTLESTONE ROAD, NEW ROMNEY, KENT

LOCATION

This site is located on the southern side of Littlestone Road just east of its junction with Warren Road, approximately three quarters of a mile east of New Romney. The historic cinque port of New Romney has a population of approximately 4,500 inhabitants and is centrally located within the Romney Marsh, approximately 12 miles south of Ashford and 12 miles south-west of Folkestone.

Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

DESCRIPTION

The property comprises a mid-terraced, brick built ground floor shop with two floors of living accommodation above and a rear garden and garage. The property had a new roof 30 years ago in concrete interlocking tiles.

The shop has large timber framed display windows with a single pedestrian door leading into a clear sales area which is 'L' shaped. There is access to the rear of the property but this is not in use, and there is internal access to a sitting room, kitchen and bathroom and an enclosed conservatory area.

The shop trades currently as a wool shop and haberdashers and other gifts, and is suitable for most retail uses.

The upper floors provide a living room, second kitchen and bathroom with bath, wash-hand basin and WC. The second floor provides the main bedroom at the front, a rear double bedroom and landing cupboard with loft-hatch.

ACCOMMODATION

Shop sales area: 423 sq.ft.

Ground Floor

Living room: 10'4" x 13'3"

Kitchen 10'7" x 9'11"

Lobby with bath &

wash-hand basin: 10'6" x 6'1"

Utility room/conservatory 5'7" x 29'0"

First Floor

Lounge 17'3" x 11'10" plus bay window 8'3" x 2'2", with gas fire in fireplace and Economy 7 night storage heater.

Kitchen/bedroom 12'4" x 10'11", with gas fire, stainless steel sink unit, gas cooker.

Bathroom: 9'10" x 9'6", with bath, wash-hand basin and WC. Hot water cylinder in cupboard with immersion heater.

Second Floor

Main bedroom 17'4" x 12'0" with gas fire.

Rear bedroom 12'3" x 10'8".

Landing cupboard with loft-hatch.

External Gardens, paved and with flower beds. Pre-cast concrete garage: 16'0" x 8'3"

Secondary glazing has been installed to improve thermal and acoustic efficiency.

SERVICES

All mains services are connected.

RATEABLE VALUE

The Valuation Office website indicates that the premises have a rateable value of £4,950 and under the 2010 has a rateable value of £5,300, which with Small Business Rate relief will give a marginal decrease in liability. The living accommodation has a Council Tax banding of band B, which currently has a liability of £1,163.67.

TOWN PLANNING

The unit has A1, retail consent.

TERMS

The property is offered for sale freehold with vacant possession at a price of £160,000. It is the vendor's intention to leave most of the furniture and fittings excluding personal items.

VIEWING

Strictly by appointment with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching TN28 8LN

DS/RP/webd646 /10 May 2010