

01843 230 960

www.lovetts.net



Offers in excess of
£295,000

Freehold

2 x 

1 x 

1 x 

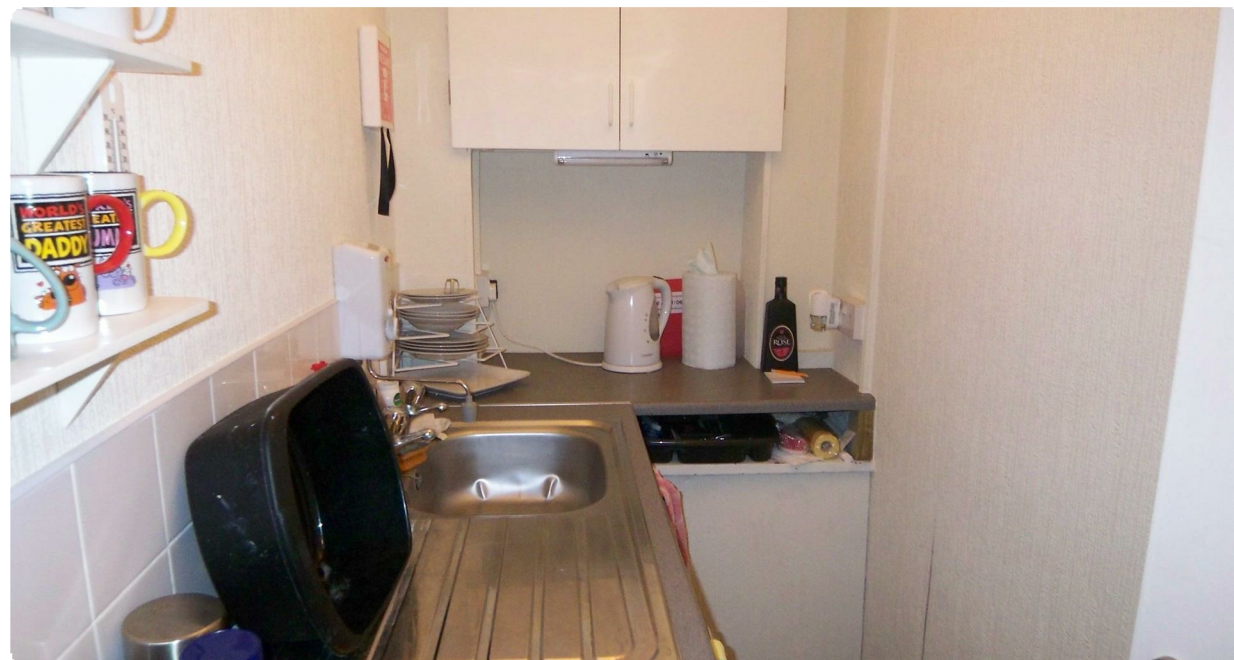
Station Road,
Westgate-On-Sea,
CT8 8QY

Lovetts are delighted to present this exceptional property, offering a rare opportunity to own a combined commercial and residential property. Situated in a prime position within Westgate-on-Sea's thriving shopping area, this property enjoys a strategic location for maximum visibility and convenience.

The ground floor of the property is currently occupied by a gentleman's hairdresser, providing a steady rental income. The ground floor comprises a customer area, thoughtfully designed to create a welcoming atmosphere. It also features a convenient toilet and offers access to an outdoor area, providing additional possibilities for the business. Furthermore, the basement level of the property includes a kitchen and two additional rooms, presenting versatility for storage or potential expansion.

The flat situated above the commercial space is currently tenanted and offers immense potential. With a market value of £750 per calendar month, this two-floor flat requires some internal modernisation, presenting an exciting opportunity for customisation and your own personal touch. The first floor hosts a spacious kitchen and lounge, providing ample space for relaxation and entertaining. A separate WC on the half landing enhances convenience. On the top floor, two bedrooms await, offering comfortable living spaces, alongside a bathroom furnished with a white three-piece suite.

The commercial property is currently let at £7,085 per annum, guaranteeing a stable rental income. Interested applicants are requested to contact us as the agent and kindly refrain from approaching the tenants directly. To discover the potential of this unique property, call us now to arrange an appointment. Don't miss out on this exceptional opportunity to own a combined commercial and residential property in a sought-after location.



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby



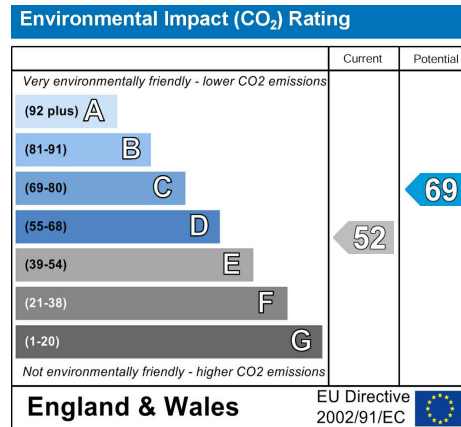
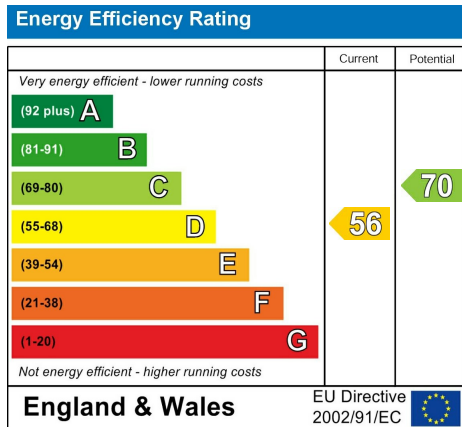


- EPC Rating - D
- Investment Opportunity
- Prime Central Location
- 2 Bedroom Flat
- Set Over 4 Floors
- Westgate Location
- Shop Currently let at £7,085 P/a
- Flat Currently let at £9,000 P/a



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