



**PCM**

£1,000 PCM

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**Station Road,  
Birchington, CT7 9DJ**

Located in the heart of Birchington, this versatile commercial unit offers an excellent opportunity. One of its standout features is the provision of 2 private parking spaces to the rear, an exceptional advantage in such a central location.

The ground floor benefits from direct public access at the front, while a separate rear entrance provides convenient access for staff or deliveries from the car park. Internally, the layout includes a spacious front-facing office, to the rear a well-equipped kitchen with fitted units, and a WC. Between the main spaces lies a useful storage or supply room, ideal for stock or equipment.

The property further benefits from gas central heating, ensuring a comfortable working environment year





- EPC Rating - C
- Ground Floor
- Parking Bays x 2
- Central Location
- Rear Access
- Fitted Kitchen



