



188 High Street, Herne Bay, CT6 5AP



Due to the vendors retiring Wilbee and Son have received instructions to market this property as a COMMERCIAL INVESTMENT , located in the High Street central position. Comprising of a OWNER /OCCUPIER s/c leasehold flat set over a lock up shop. The 2 bedroom s/c flat has been recently sold and the current owners now have a 122 years unexpired on the lease. Ground rent payable to the freeholder is £100.00 per annum. The SHOP is currently let on a 6 year lease at £12,0000 PA excl. and trading as a coffee/tea shop. Internal archive photos depict the size and layout of the shop prior to the change over to the current business use. Viewing is strictly by appointment only please. The property is sold as one unit and not available separately.

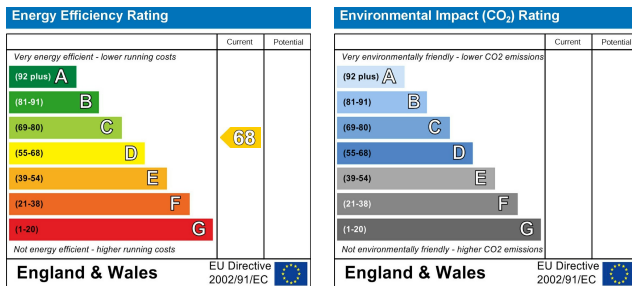
£159,000 Freehold

WILBEE & SON



01227 374010

property@wilbeeandson.co.uk



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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