

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

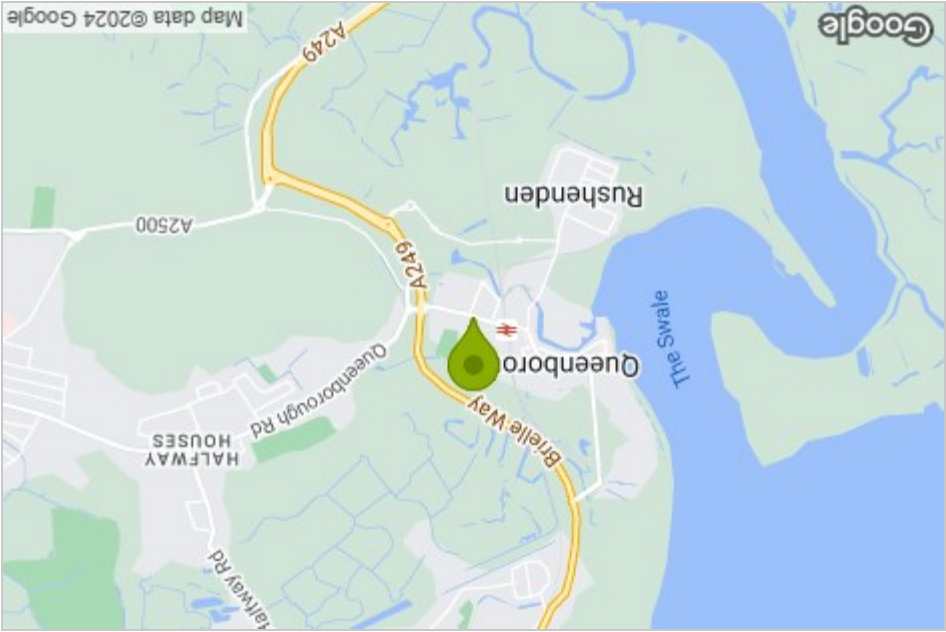
**Viewing**

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-50)	E
(51-60)	D
(61-80)	C
(81-95)	B
(96 plus)	A
Very energy efficient - lower running costs	
Current	Potential

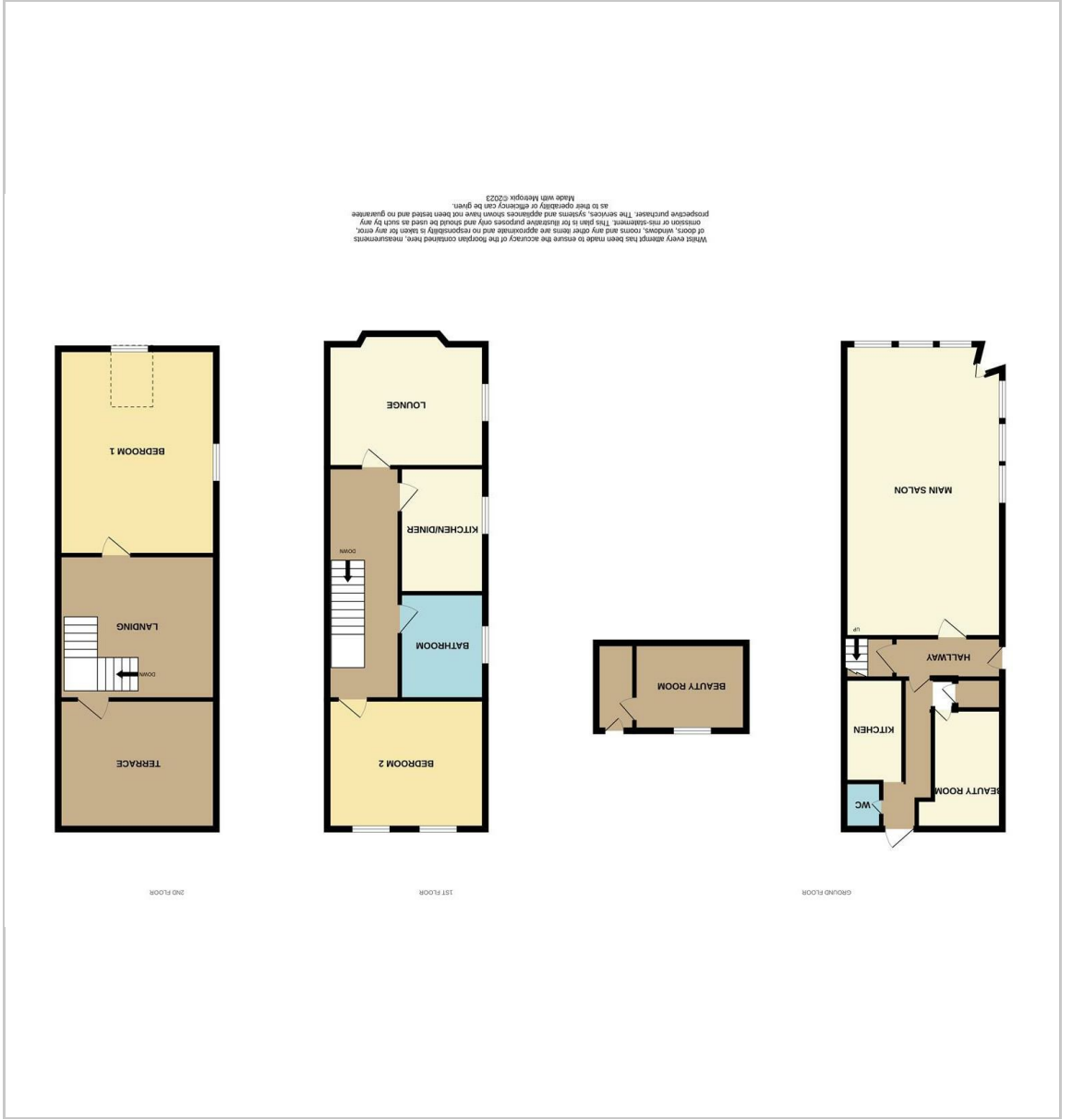
  

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-30)	F
(31-50)	E
(51-60)	D
(61-80)	C
(81-95)	B
(96 plus)	A
Very environmentally friendly - lower CO2 emissions	
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**Energy Efficiency Graph**



**Area Map**



**Floor Plan**

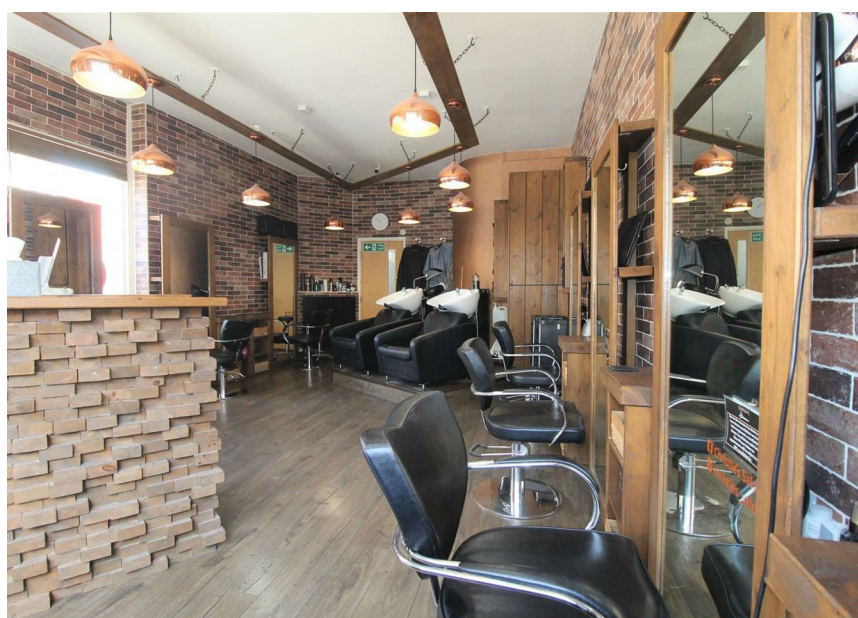


**35 Christies Salon Main Road**  
 , Queenborough, ME11 5BW  
**Guide price £260,000**





# 35 Christies Salon Main Road



- Two Bedroom
- Split level Flat Above
- Beauty Cabin
- Prime Location
- Two large double bedrooms
- Additional Beauty Room
- Main Salon
- Split level flat with modern finish

## Description

Guide Price £260,000 - £280,000

UNIQUE OPPORTUNITY TO ACQUIRE THIS STORE FRONT AND TWO BEDROOM SPLIT LEVEL FLAT LOCATED IN QUEENBOROUGH. THIS ADVERT IS CALLING ALL BUSINESS OWNERS AND BUY-TO-LET INVESTORS.

James Perry Estate Agents are excited to bring to the market this wonderful opportunity. The purchase of this unit will include the shop front currently utilised as a hairdressers with a main salon space, rear kitchen, WC and two additional beauty rooms! The possibilities in this space are endless.

To the split level flat there is a large living space, separate modern kitchen/Diner and bedroom 1. To the second floor there is a generous sized second bedroom, landing and terrace.

Sole agents, call us today to avoid disappointment.

, Queenborough, ME11 5BW

