

Canterbury - 40 Nunnery Fields CT1 3JT
Freehold Vacant Hostel with Residential Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Freehold Vacant Hostel with Residential Development Potential



Investment Consideration:

- OIEO: £600,000
- Vacant possession
- ERV: £40,000 GIY: 6.67%
- VAT is NOT applicable to this property
- Comprises end of terrace two storey building arranged as a 9-bed hotel/hostel
- Property benefits from 2 parking spaces at front
- Residential development potential, subject to obtaining the necessary consents
- Located in predominantly residential area within 9-minute walk from Canterbury East train station



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Property Description:

The property comprises ground, first and second floor hostel including single/double and twin rooms, as well as en-suite dormitory rooms. The property benefits from a large garden at rear and 2 parking spaces at front, providing the following accommodation and dimensions:

Ground Floor: 161 sq m (1,733 sq ft)

Reception, 3 Rooms (en-suite), Kitchen, Bar, Communal Room

First Floor: 128 sq m (1,373 sq ft)

5 Rooms (en-suite), Communal Bathroom, Storage

Second Floor: 39 sq m (420 sq ft)

1 Large Room (en-suite)

Total NIA: 328 sq m (3,526 sq ft)

Tenancy:

The property is at present vacant. ERV: £40,000 per annum.



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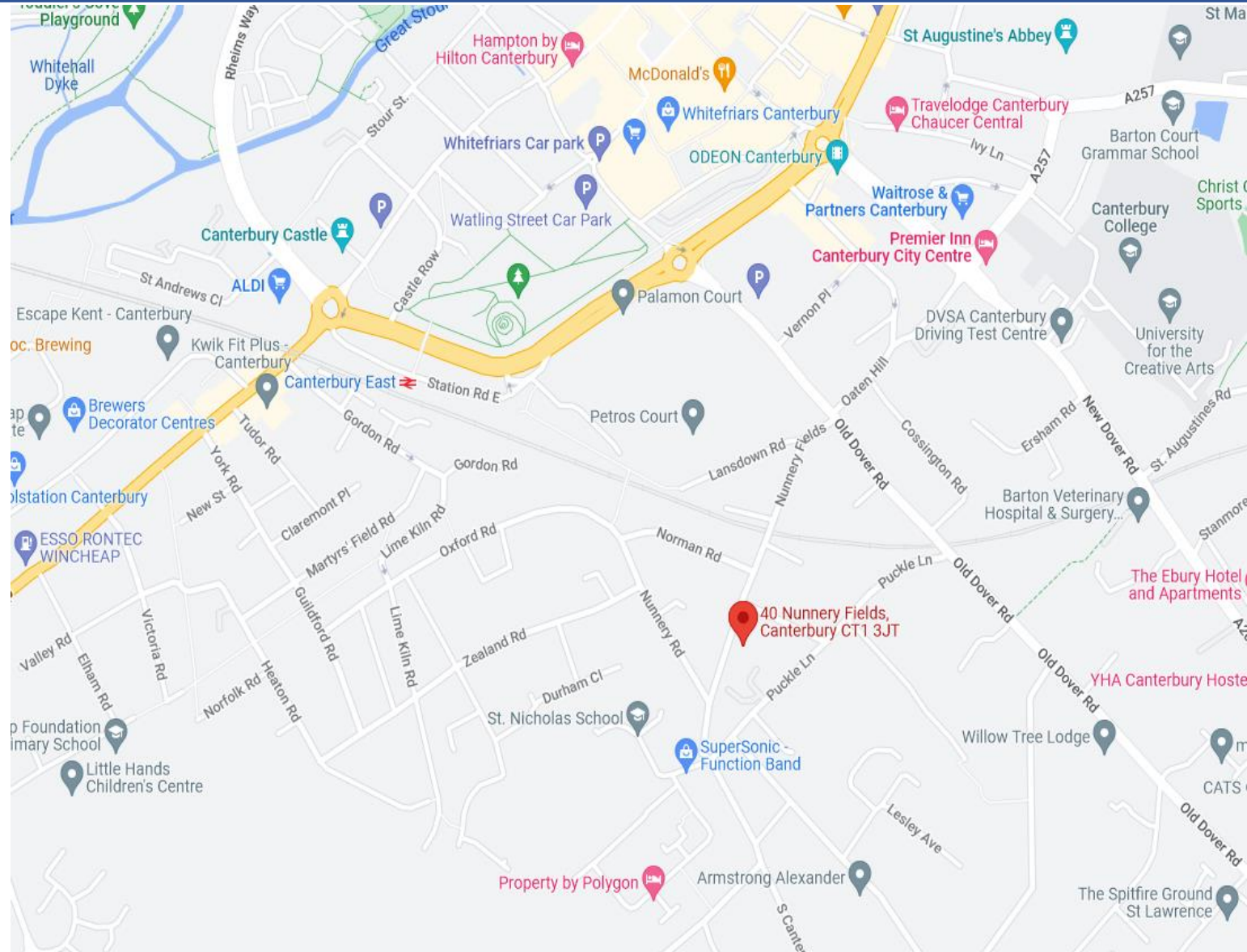
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Location:

Canterbury is a popular tourist destination: consistently one of the most-visited cities in the UK. The property is a 9-minute walk from Canterbury East train station. Canterbury is in east Kent, about 55 miles (89 km) east-southeast of London. The coastal towns of Herne Bay and Whitstable are 6 miles (10 km) to the north, and Faversham is 8 miles (13 km) to the northwest. Nearby villages include Rough Common, Sturry and Tyler Hill.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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