

PHIL ABRAHART



A shop plus 4 flats with off road parking out the back for the shop/1 flat
£500,000

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35 Broadway Sheerness ME12 1TP

Approximate Gross Internal Floor Area = 302.9 sq m / 3261 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

An exciting opportunity in central Sheerness, this mixed-use investment comprises a tenanted shop and four well-proportioned flats, 3 with separate access from the front and the ground floor features a spacious 2-bedroom flat with its own courtyard garden, ideal for long-term tenants. On the first floor, you'll find two large one-bedroom flats, each with generous space and natural light. Rising to the first and second floor, the final unit is a duplex-style one-bedroom flat, offering flexible living over two levels. The commercial unit is let to Countrywide Estate Agents at £8,850 PA until Nov 2028, reduced due to a £65,000 tenant-funded refurbishment. However, similar shops in the area are now achieving £18,500–£20,000 PA, offering strong future potential. With current income of £41,250 PA across residential and commercial tenants, this is a turnkey investment in a prime location with room for growth. Quote PA1009

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