Christopher Hodgson

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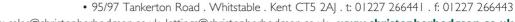
Reculver Road, Beltinge £7,500 (From) Per Annum

...for Coastal, Country & City living.









Reculver Road, Beltinge

Ground Floor Shop, 112 Reculver Road, Beltinge, Herne Bay, Kent, CT6 6PD

Lock-up shop in a bold and prominent location on the main thoroughfare through Beltinge Village on the Eastern side of Herne Bay. Reculver Road benefits from a parade of shops including a Cooperative Food Store, Londis, Post Office and dental practice, as well as independent retailers. The property is also on a bus route.

Formerly a hairdressing salon, the premises extend in total to approximately 729 sq ft (67 sq m) with a frontage of 24ft (7.3m) and an internal depth to the main retail area of 15ft (4.6m). There is a kitchen, office area and customer toilets. Outside, there is a private garden to the rear which extends to 51ft (15.5m).

The premises are suitable for a variety of commercial uses (under Use Class E - Commercial, Business & Service).

Beltinge is a desirable location on the outskirts of Herne Bay, easily accessible to the town itself and moments from the beach. The area is well served by local amenities include a post office, Cooperative, pharmacy and dental practice. Herne Bay is a popular coastal town, boasting a highly regarded seafront, sailing club and watersport facilities as well as a variety of individual retail outlets, sports and leisure activities including a gym and swimming pool, supermarkets and schools. There is also a mainline railway station providing fast and frequent links to London (Victoria) approximately 88 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 78 minutes. The A299 is accessible providing a dual carriage way link to the M2/A2 with access to the channel ports and subsequent motorway



The accommodation and approximate measurements are:

GROUND FLOOR

- Retail Space (A) 15'1" x 12'4"
- Retail Space (B) 11'9" x 11'7"
- Office Area | | | | | x 5'4" at maximum points.

- Kitchen 13'1" x 5'1"
- WC • WC
- OUTSIDE

• Garden 51' x 22' at maximum points.

