



- GROUND FLOOR COMMERCIAL SHOP
- 1st FLOOR TENANTED FLAT
- GARAGE TO REAR FOR FLAT
- OFF ROAD PARKING TO FRONT
- Rental Yield 5.78%

Hastings Road, Pembury

Commercial shop and flat available both let on separate leases flat is producing £12,600pa and the shop £14,000 pa total income £26,600, the shop occupies the ground floor the area is around 900 sq FT and has a lease of 9 years from 2015 with a break clause after month 54, the flat is 3 bedrooms and let on an AST for 12 months from 1st of November 2017

Guide Price £460,000
Freehold



Property Description

SHOP

Retail Area is approximately 900 Sq Ft L shaped and comprise of shop area with counter and a separate W/C, and store cupboard, parking to the front

BEDROOM

11' 10" x 12' 10" (3.63m x 3.93m)

BEDROOM

11' 1" x 12' 10" (3.4m x 3.93m)

BATHROOM/WC

9' 4" x 8' 10" (2.86m x 2.70m)

BEDROOM 3 OR LOUNGE

13' 1" x 18' 0" (3.99m x 5.51m)

KITCHEN OPEN PLAN TO DINING ROOM

12' 0" x 9' 3" (3.66m x 2.83m)

CLOAKROOM W/C

DINING ROOM

14' 0" x 11' 7" (4.29m x 3.54m)

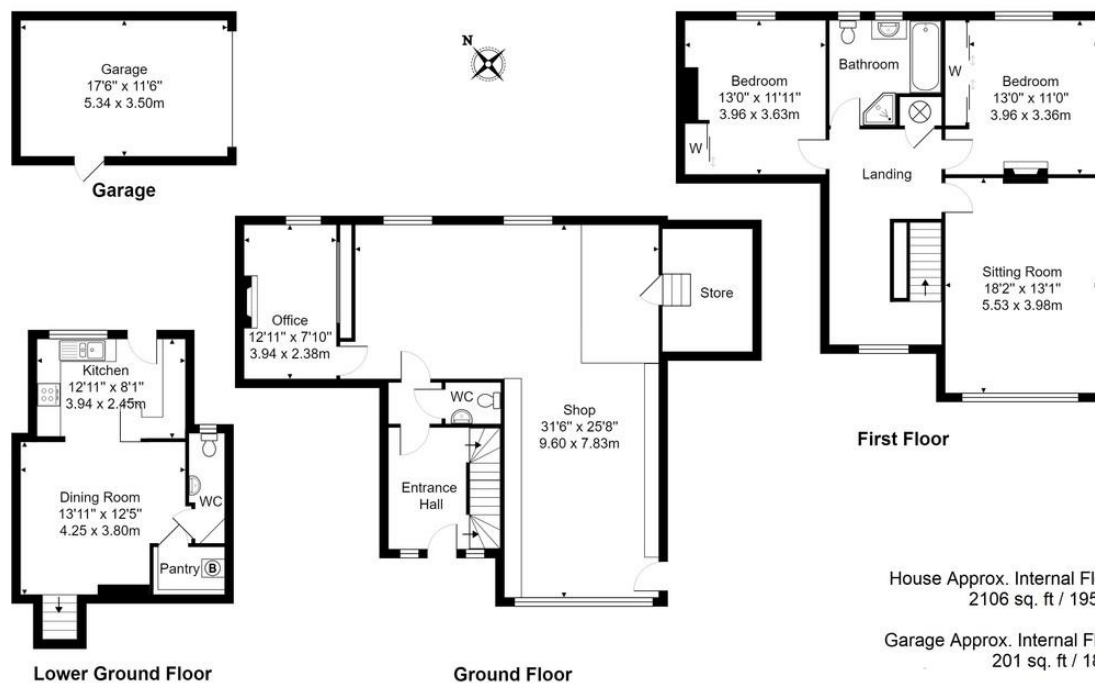
GARDEN

lawn area, access to garage and off road parking

ENTRANCE HALL



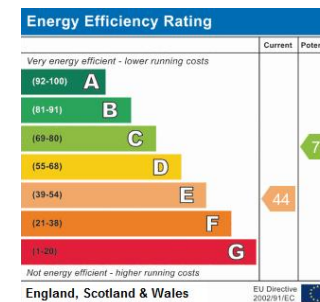




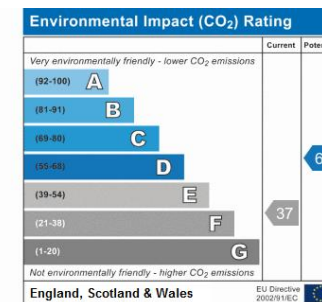
House Approx. Internal Floor Area
2106 sq. ft / 195.7 sq. m

Garage Approx. Internal Floor Area
201 sq. ft / 18.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Reference:
12123



11 Vale Road, Tunbridge Wells,
Kent, TN1 1BS

www.martinco.com
01892 543856
tunbridgewells@martinco.com

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