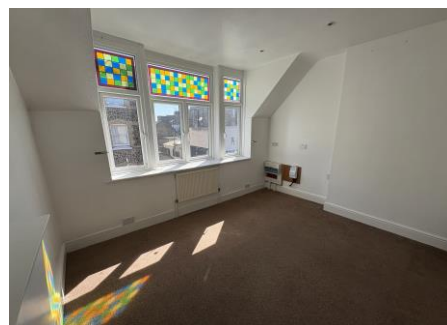


Property Particulars

WESTGATE-ON-SEA, KENT

11 ETHELBERT SQUARE, CT8 8SR

FREEHOLD INVESTMENT FOR SALE - ETHELBERT SQUARE, WESTGATE



LEASE INFORMATION

Shop 1 is holding over and is paying £520 pcm. Shop 2 has a 2-year lease from June 26 and is paying £650 pcm. Shop 3 expires in November 2026 paying £700 pcm

The flat is currently paying £1,050 pcm.

The total yearly income from all premises is, £35,040 pax

VAT

There is NO VAT to pay on the purchaser price.

ENERGY PERFORMANCE RATING

The fore premises have varying EPC rating and are available upon request.

PRICE

We are instructed to offer this investment property for **£465,000**, subject to contract.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

Ian Crittenden BSc (Hons) MRICS

ian@clarke-crittenden.com

James Crittenden BSc (Hons)

james@clarke-crittenden.com

LOCATION

The property is situated just off Station Road, between Station Road to the south and Westgate Bay Avenue to the north. The square is close to the town centre, shops, cafés and Westgate-on-Sea railway station, making it a convenient and easily accessible location.

The square is approximately a short walk from the seafront and railway station, making it a desirable central location for residents and visitors.

DESCRIPTION

The freehold comprises of 3 shops and 1 x 2 bedroom flat. The combined income of the property totals £35,040 pax. The shops are all held in short leases however all have expressed interest in taking a longer term.

Shop 1	15.84 sq m	171 sq ft
Shop 2	37.34 sq m	402 sq ft
Shop 3	23.63 sq m	254 sq ft
Total	76.81 sq ft	827 sq ft



Regulated by RICS

Registered Office of Crittenden Commercial Limited, 27 New Dover Road, Canterbury, Kent CT1 3DN
Registered in England – No. 06735611 Directors – Mr I Crittenden BSc (Hons) MRICS, Mr J Crittenden BSc (Hons)