

Your Logo

## Shop and 3 flats High street, Sheerness ME12 1UN

£325,000

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Update below relating to viewings. An outstanding investment opportunity in the heart of Sheerness, offering three spacious 2 bedroom flats and a ground floor shop, all sold with tenants in situ.

Currently producing approximately £21,300 per annum, there is significant potential to increase returns to around £31,800 per year with modest rent adjustments. This freehold property is ideal for seasoned landlords or those looking to grow their portfolio.

Accommodation includes three two-bedroom flats above, each with rental potential of £750–£800 per month, plus a well-positioned ground floor retail unit with a long-term lease in place until July 2030.

Viewings Wednesday 27th August please call to arrange your time-slot on that day. Viewings will need to be pre-arranged in advance due to the property being fully tenanted, ensuring minimal disruption for residents and the business.

Please quote PA1009 when enquiring.

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- Freehold investment Three spacious two-bedroom flats plus a ground floor retail shop
- All units sold with tenants in situ – immediate rental income from day one
- Current total rental income approx. £21,300 per annum
- Freehold property ideal for buy-to-let investors or portfolio growth
- Strong long-term investment with low void risk and capital growth potential
- Viewings Wednesday 27th August please call to arrange your time-slot on that day
- Ground floor shop secured on a lease until July 2030 (review July 2025)
- Potential to increase income to around £31,800 per annum with rent adjustments
- Prime Sheerness location for renters as close to shops, transport, and amenities
- Quote PA1009 When ringing in

216 High Street, Sheerness, ME12 1UN  
Approximate Gross Internal Floor Area = 85.9 sq m / 925 sq ft

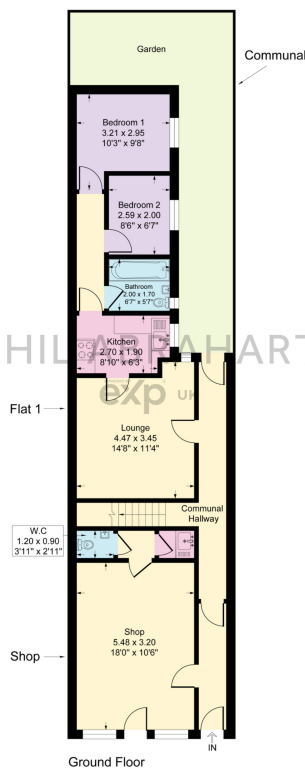


Illustration for identification purposes only, measurements are approximate, not to scale.