

PRICE
Offers over
£380,000
Freehold

High Street, Bluetown, Sheerness, ME12 1RN



Mixed use commercial investment for sale. Comprises a vacant ground floor retail shop with four studio flats above.

The four studio flats, when all are currently let, should generate a combined monthly income of £2700. (£32,400 PA)

**The retail premises formerly traded as an adult shop until 2024 at £750 PCM. (£9000 PA)
This readymade investment would offer a potential combined monthly income of £41,400, when and if fully let***

ACCOMMODATION

Main Shop 35' 3" x 13' 3" (10.74m x 4.04m)

Vinyl Floor, downlights.

Rear of Shop 23' 3" x 6' 3" (7.08m x 1.90m)

Toilet, Low level WC, pedestal wash hand basin, vinyl floor, under stairs storage, door to flats.

Flat 1

Lounge/ Kitchen/ Bedroom: 11' 0" x 14' 9" (3.35m x 4.49m)

Vinyl floor, fitted kitchen comprising wall and floor cupboards, stainless steel sink unit and mixer tap, built in stainless steel electric oven, hob and extractor, black tiled splash back, power points, wall mounted electric heater, cupboard housing hot water cylinder, uPVC double glazed window.

Shower Room:

Low level push button W.C, pedestal wash hand basin, tiled shower stall with electric shower over, extractor fan, electric wall mounted blower heater.

Flat 2

Lounge/ Kitchen / Bedroom: 16' 5" x 11' 6" (5.00m x 3.50m)

Vinyl floor part carpet, fitted kitchen comprising wall and floor cupboards, built in stainless steel sink unit with mixer tap, built in stainless steel electric oven with hob and extractor over, black tiled splash back, wall mounted electric heater, cupboard housing hot water cylinder, uPVC double glazed windows.

Shower Room:

Low level push button W.C, pedestal wash hand basin, tiled shower stall with electric shower over, extractor fan, electric wall mounted blower heater.

Flat 3

Lounge/ Kitchen/Bedroom: 14' 0" x 16' 0" (4.26m x 4.87m)

Vinyl floor, fitted kitchen comprising wall and floor cupboards, stainless steel sink unit and mixer tap, built in stainless steel electric oven, hob and extractor, black tiled splash back, power points, wall mounted electric heater, cupboard housing hot water cylinder, uPVC double glazed window.

Shower Room:

Low level push button W.C, pedestal wash hand basin, tiled shower stall with electric shower over, extractor fan, electric wall mounted blower heater.

Flat 4

Lounge/ Kitchen/ Bedroom : 14' 0" x 16' 0" (4.26m x 4.87m)

14' 0" reducing to 8' 0 x 16' 0" (4.26m x 4.87m)

Vinyl floor, fitted kitchen comprising wall and floor cupboards, stainless steel sink unit and mixer tap, built in stainless steel electric oven, hob and extractor, black tiled splash back, power points, wall mounted electric heater, cupboard housing hot water cylinder, uPVC double glazed window.

Shower Room:

Low level push button W.C, pedestal wash hand basin, tiled shower stall with electric shower over, extractor fan, electric wall mounted blower heater.

EPCs available upon request.

