



**COMMERCIAL 87A & 87B STATION ROAD**  
**BIRCHINGTON**

**£240,000**

- EPC Rating 92 (D)
- Freehold of commercial shop
- Commercial Finance Options Available

- Freehold of 2xflats
- Residential Investment

## ABOUT

A Residential Investment Property - COMMERCIAL FINANCE OPTIONS AVAILABLE

The property being marketed includes the freehold of two tenanted flats and the freehold of a commercial unit on a 99 year lease with no monthly rent payable.

The property is situated in the centre of Station Road Birchington which is the main shopping thoroughfare in the town. Other occupiers in the vicinity include the Co-op and Sainsbury's Supermarkets, Costa and Coral Bookmakers. The property is conveniently situated for the mainline rail station at Birchington-on-Sea and there is good access onto the A299 Thanet Way for the M2 for London.

There is some on street parking available in Station Road (payable).

### LEGAL COSTS:

Each party are to be responsible for their own legal costs.

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## LOCATION

Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence: a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream parlour and vintage shops make Birchington the perfect village location to base yourself if you still need to commute to the City. Located just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey then just take the train from Birchington straight through to London Victoria. Travel in the other direction and just three stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools within the village from nursery through to Secondary education and a doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along Minnis Bay, (not forgetting the atmospheric Minnis Bar & Restaurant) endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.

## DESCRIPTION

Ground Floor - Shop Unit

Sales area c. 54.86 sq.m. (590 sq.ft.)

Kitchen c. 2.32 sq.m. (25 sq.ft.)

Cloakroom with w.c.

First Floor - Flat A

Hallway

Kitchen

Lounge

Bedroom

Bathroom

Parking Space

Second Floor - Flat B

Kitchen

Bedroom

Bedroom

Lounge

Bathroom

Parking Space



Innovation House, Discovery Park, Sandwich, CT13 9FF

t. 01843 851000 / 01227 499500

e. Commercial@milesandbarr.co.uk



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