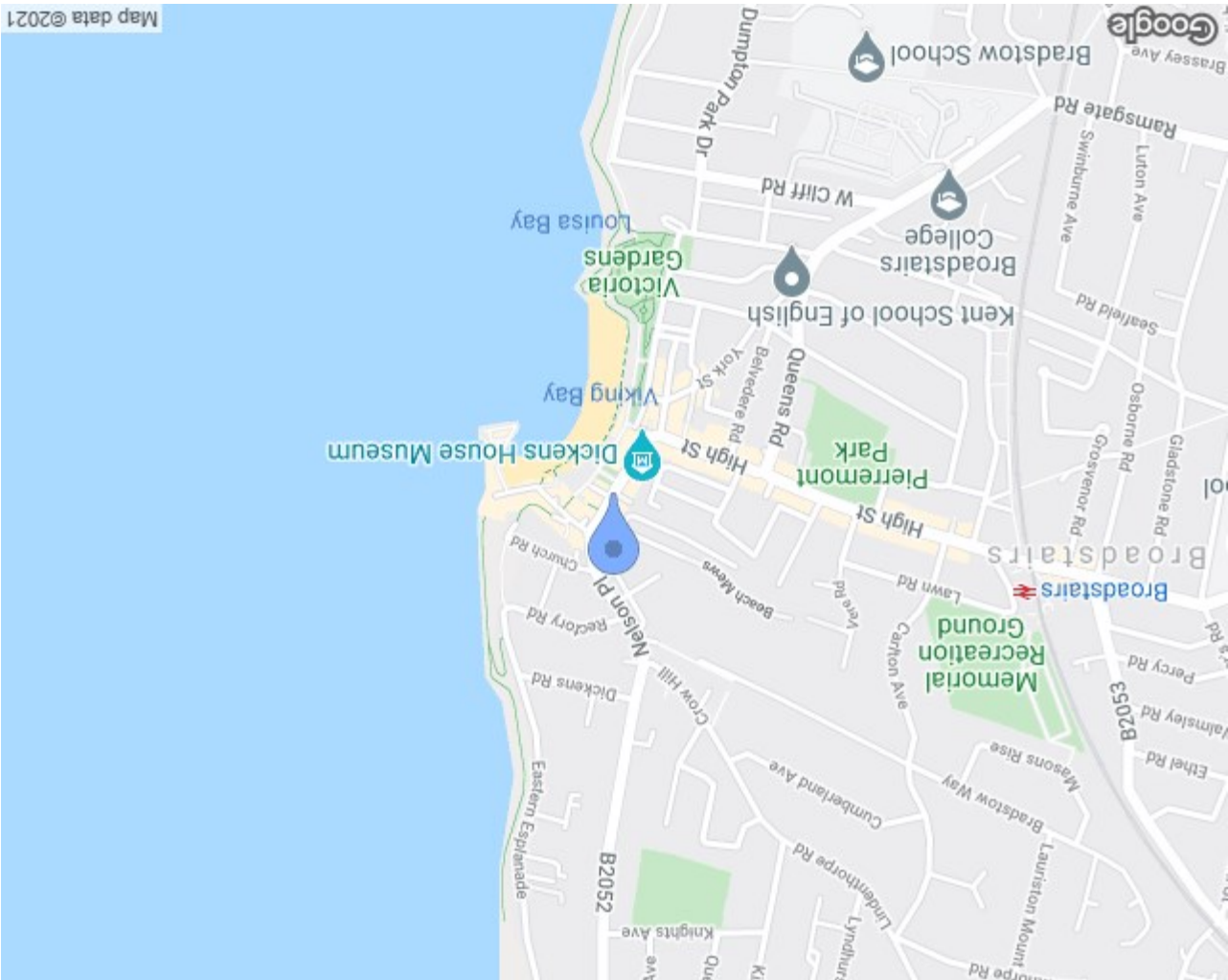


www.milesandbarr.co.uk/referral-fee-disclosure  
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



01227 499500 e. Commercial@milesandbarr.co.uk

Discovery Park, Innovation House Innivation Way, Sandwich, Kent, CT13 9FF







**COMMERCIAL 15 ALBION STREET**  
**BROADSTAIRS**

**£200,000**



- EPC Rating F
- Residential/commercial
- Central location
- Needs minor refurbishment
- Spacious one bedroom residential unit
- Commercial Finance Options Available

LOCATION

The sought-after seaside town of Broadstairs, with quaint fisherman's cottages and period houses, including Bleak House, once the summer home of Charles Dickens. Broadstairs is also well known for its Blue Flag award winning sandy beaches, including Viking Bay, Joss Bay and Dumpton Gap has a delightful all season dog friendly beach, with a great cafe nearby. The town also offers a good range of facilities with a wonderful selection of boutique shops, restaurants and cinema, together with those found at Westwood Cross shopping centre. Sporting and recreational opportunities in the area include: a leisure centre at Ramsgate, golf at North Foreland Golf Club, the championship golf courses of Royal St Georges and Princes in Sandwich, various sports clubs in the area including Broadstairs Sailing Club, cliff top and beach walking, horse riding and bowls clubs. Broadstairs benefits from the High Speed Rail with direct services to London (St Pancras 76 mins). The nearby A299 Thanet Way provides good access to the motorway network. The Eurotunnel at Cheriton, Port of Dover and Eurostar at Ashford are also easily accessed by car and provide excellent links to the continent.

ABOUT

For Sale by Modern Method of Auction Starting Price £200,000 plus Reservation Fee  
Albion Street is centrally located with a large footfall throughout the day and is a short walk to award winning sandy beaches and high speed train links to London St Pancras.

COMMERCIAL FINANCE OPTIONS AVAILABLE  
Miles & Barr Commercial are delighted to bring to the market this commercial/residential split property in the heart of Broadstairs on Albion Street. Accommodation comprises of a commercial unit on the ground floor with wall racks and shelves in the main entrance along with a further two rooms to the rear. The first floor is currently accessed externally at the rear but can be easily changed with the removal of a blocked doorway internally. The residential section boasts versatile accommodation with two reception rooms, kitchen to the rear with bathroom adjacent and a large double bedroom on the second floor.

Please call Miles and Barr on 01843/851000 to arrange a viewing.

DESCRIPTION

- Ground Floor
- Shop 41'11" x 13'2" (12.78m x 4.01m)
- First Floor
- Lounge 11'7" x 10'9" (3.53m x 3.28m)
- Reception Room 14'5" x 13'2" (4.39m x 4.01m)
- Kitchen 7'00" x 6'11" (2.13m x 2.11m)
- Bathroom
- Second Floor
- Bedroom 13'2" x 10'6" (4.01m x 3.20m)

