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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, measurements, floorplans and distances referred to are given as a guide only 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:

Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
(1-20)	(1-20)
G	G
(21-30)	(21-30)
F	F
(31-40)	(31-40)
E	E
(41-50)	(41-50)
D	D
(51-60)	(51-60)
C	C
(61-70)	(61-70)
B	B
(71-80)	(71-80)
A	A
Very energy efficient - lower running costs	

naea

propertymark

PROTECTED

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2020/2021

PLATINUM MEMBER

Relocation

Network

PROTECTED

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The Property

Ombudsman

CT13 9FF

Innovation House Innovation Way, Sandwich, Kent,

miles&barr

...valuing people, not just property



WESTERN AVENUE, HERNE BAY



WESTERN AVENUE
HERNE BAY

BY AUCTION £85,000

- IAMSOLD
- Commercial Property
- Lock Up Shop
- Sought After Location
- Vacant

ABOUT

FANTASTIC INVESTMENT OPPORTUNITY!

Miles & Barr Commercial is delighted to offer onto the market this Lock up shop located in a sought after location of Herne Bay and wihtin close proximity to the Main Line train station, sea front and Herne Bay town center. The property comprises of a spacious Sales Area, staff room and WC.

For sale by Modern Method of Auction; Starting Bid Price £85,000.00 plus Reservation Fee... This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

DESCRIPTION

Front Sales Area 15'3" x 8'7" (4.67 x 2.62)
Main Sales Area 12'11" x 25'10" (3.939 x 7.89)
Staff Room 7'4" x 12'0" (2.26 x 3.67)
WC Block 6'2" x 5'4" (1.889 x 1.64)

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

