



46 STATION ROAD
WESTGATE-ON-SEA

£12,000

- EPC rating - E (120)
- Popular Location
- New Lease To Be Granted

- Business Opportunity
- Lock Up Shop
- Popular with Locals

ABOUT

ESTABLISHED SANDWICH SHACK AND CANDY SHOP BUSINESS OPPORTUNITY! VIRTUAL TOUR AVAILABLE

Miles & Barr Commercial are delighted to market this lock-up shop in Station Road, Westgate-On-Sea. This shop has been incredibly successful with local residents and businesses, with the vendor's unfortunate ill health they have now decided to sell. The property comprises a main sales area, kitchenette and toilet, with the vast majority of fixtures and fittings remaining. A brand new lease will be drawn up between the ingoing tenant and the landlord, with a price of £1,000pcm. As with all commercial leases, the ingoing tenant will be responsible for reasonable reimbursement of the landlord's legal fees. Business accounts will be shared with those who express serious interest. The business premium sought is £70,000

Viewing is highly recommended to appreciate all on offer.

LOCATION

Westgate is regarded by some as a well-kept secret amongst the towns and villages along the north coast of Kent. This picturesque village with its canopied shops is a perfect base for city commuting, retail therapy in Canterbury and Westwood Cross or just enjoying the blue flag beaches or our local sea front pub.

Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares.

Westgate-On-Sea is 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 Westgate straight through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate.

There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along West Bay, 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 couples.

DESCRIPTION

Main Sales Area 25'3" x 22'7" (7.7 x 6.9)

Kitchen 20'11" x 9'6" (6.4 x 2.9)

WC



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



In accordance with the Property Misdescriptions Act (1991) 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 and should not be relied upon for the purchase of carpets or any other fixtures or fittings.