



### 95 Mortimer Street, Herne Bay, CT6 5ER



Nicely presented 2 bedroom vacant Maisonette forming part of a mid terrace Victorian town property with the ground floor trading as a successful quaint cosy coffee shop. There is approx 2-3 years unexpired on the shop lease with the current rental payable @£900 pcm excl. The property is in very nice condition generally and the entire property is available to purchase as an investment and being sold by the current vendors due to retirement reasons. The lessee of the shop has recently carried out a professional refurbishment programme at their own cost. The flat is double glazed with gas central heating. There is no outside space with this shop.

**£410,000 Freehold**



### Cafe Entrance

Recessed porch

### Cafe (Ground level )

45'3" deep x 14'2" max width (13.8m deep x 4.32m max width)

Stripped floor boards with trap hatch to useful storage in basement with light .Convenient velux roof window to the rear, , Alcohol licence granted 2025 , Air conditioning unit , power points, ,seperate door to the rear to wc .  
Cafe in nice condition following an recent upgrade .

### Combined Front Entrance Porch

Access to shop and flat

### Self contained Internal Porch to flat

### Stairs to split level landing

Approx 12 stairs power point..

### Bathroom/wc

10'4" x 8'4" (3.15m x 2.55m )

Panelled bath with mixer tap, low level wc suite , pedestal wash basin, tiling, double glazed window, radiator, medicine cabinet, boiler for central heating and hot water ,shavers socket with light .

### Kitchen

9'8" x 8'0" (2.97m x 2.46m )

range of base units ,wall cupboards, stainless steel sink unit one and a half bowl , gas point, radiator, power points ,recess for cooker, tiled & brick feature in recess, double glazed door to new private decking area 3.89m x 1.46m .

### Front Lounge

15'1" x 11'9" (4.6m x 3.59m )

fireplace (not in use ),power points , radiator ,

### Landing

Cupboard, Cupboard housing consumer unit .

### Stairs to half landing

double glazed and blind .

### Store room

4'7" x 3'2" m (1.41m x 0.97 m )

Light ,4 stairs to top landing with access to roof space.

### Bedroom (north)

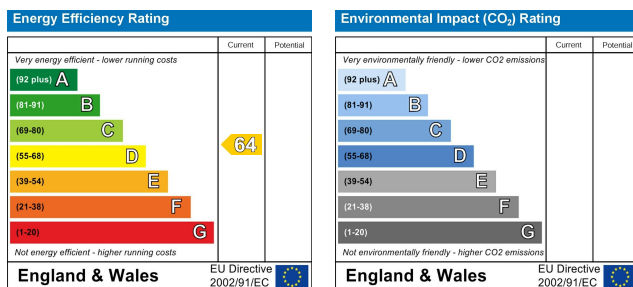
9'9" x 8'0" (2.98m x 2.45m )

small recess for cupboard, power points ,radiator, single built in wardrobe, double glazed window, curtains .

### Master Bedroom (South)

13'5" x 11'4" (4.10m x 3.47m )

recess for cupboard , built in wardrobe ,power points , radiator, 2 double glazed windows, curtains..



### Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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