



49 STATION ROAD
WESTGATE-ON-SEA

Guide Price £450,000

ABOUT

GREAT INVESTMENT IN THE HEART OF WESTGATE!

Miles & Barr Commercial are delighted to offer onto the market this fantastic investment property situated in the upper section of Station Road in a parade of shops between a Supermarket and Day nursery. The property is opposite Westgate Rail Station with services to London St Pancras. Other occupiers in the vicinity include Estate Agents, Bakers, Barbers, Takeaways and an Off Licence.

There is some on street parking outside the property (no return within one hour).

The property comprises a 3 storey mid terrace building with an attic floor and a single storey section at the rear. The ground floor of the property is used as a retail shop unit trading as an off licence, Grocers and general store. The upper parts which are accessed from St Mildreds Walk at the rear comprise 2 self-contained flats. There is a small yard at the side of the single storey extension at the rear.

LOCATION

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

Shop Unit
 Frontage.....6.65m
 Internal Width..... 5.69m
 Shop Depth..... 16.57m
 Sales Area..... 82.12sq.m (884sq.ft)
 Staffroom..... 8.03sq.m (86sq.ft)
 Store/Kitchen..... 23.68sq.m (256sq.ft)

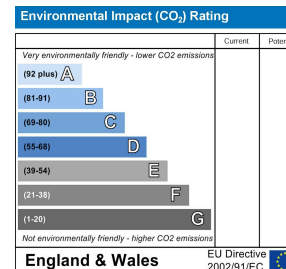
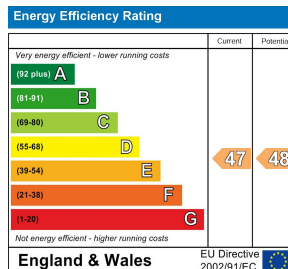
First Floor
 Flat 1
 Sitting Room..... 4.54m x 3.92m
 Bedroom 1..... 5.34m x 3.73m
 Bedroom 2..... 2.92m x 2.67m
 Kitchen
 Bathroom

Second Floor
 Flat 2
 Sitting Room..... 4.16m x 4.16m
 Kitchen..... 3.87m x 3.13m
 Bedroom 1..... 5.54m x 3.57m
 Bedroom 2..... 4.21m x 2.73m

DESCRIPTION



44/46 Ramsgate, Kent, CT11 9EF
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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.