

## Property Particulars

# BROADSTAIRS, KENT

10 PERCY AVENUE, CT10 3LB

## REDEVELOPMENT SITE FOR SALE INTO 2 RESIDENTIAL DWELLINGS



### LOCATION

The premises occupies a good position on Percy Avenue in Kingsgate, Broadstairs. the property is surrounded by residential properties and is a short walk from the coast.

The premises was previously used as a childrens nursery but would be suitable for a change of use or redevelopment into one or two residential dwellings.

### DESCRIPTION

The premises comprises of a ground floor only with the following dimensions and net internal floor areas,

Net frontage	4.79 m	15 ft 8 in
Gross Frontage	5.09 m	16 ft 8 in
Internal Width	5.09 m	16 ft 8 in
Premise Depth	21.85 m	71 ft 8 in
Ground Floor	90.8 sq m	977 sq ft
<b>Total</b>	<b>90.8 sq m</b>	<b>977 sq ft</b>

### TERM

The property is being offered by way of a freehold sale of the ground floor only. The upper floors have been sold off.

### PRICE

We are instructed to offer this investment property for **£350,000**, subject to contract.

### PLANNING

The current owner has applied for planning. Full details are available

### DEPOSIT

A rental deposit may be required dependent on trading history

### BUSINESS RATES

The property has a rateable value of £7,700.

*Note: Prospective tenants are advised to make their own enquiries with the local authority.*

### ENERGY PERFORMANCE RATING

An EPC has been commissioned and will be available upon request.

### VAT

VAT will be payable if applicable.

### VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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