



AVAILABLE - FREEHOLD INVESTMENT FOR SALE. ON THE MARKET FOR FIRST TIME IN OVER 35 YEARS

40 King Street, Sandwich CT13 9BL

Attractive Grade II listed Class E premises with 2 bedroom residential apartment, 2,301 sq ft (213.7 sq m)

Price - Offers in the region of £260,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

40 King Street, Sandwich CT13 9BL

Attractive Grade II listed Class E premises with 2 bedroom residential apartment



Location

Sandwich is located within the Borough of Kent, approximately 65 miles from London. The town has a population estimate of 5,000 people and is home to various nature reserves and two world renowned golf courses in Royal St George's and Prince's.

The popular tourist destination has a good mixture of retailers, restaurants and bars in the town centre. Nearby occupiers include Nationwide, Sue Ryder, Brewers of Sandwich and Fluer De Lis Hotel and Restaurant.

Sandwich Rail Station is situated approximately 300 metres from the property.

Description

The shop has a double frontage and is rectangular in shape, with a staff room, kitchen and storage area at the rear. The shop also has use of three external store rooms in the rear courtyard, two of which are former cold storage units which are temporary structures. The courtyard is demised to the ground floor tenant.

The shop trades as a carpet shop which has been in occupation since 2007.

Access to the apartment is via the front of the building. The apartment has a dated interior which is in need of modernisation and is arranged over first floor, with a loft space which is not in use.

Planning The property is Grade II Listed
Building use Class E on the ground floor and C3 residential on the upper floors

VAT The premises are not elected for VAT
EPC Rating Commercial C-73
Tenure Freehold

Purchase Price Offers in the region of £260,000 for the freehold interest, which represents a low capital value of £112.99 per sq ft.

Tenancy Schedule

NB: All measurements are approx.

Address / Floor	Tenant	Size sq ft	Use	Lease start	lease end	Rent
1st/2nd floor	Vacant	1st - 809 sq ft 2nd/loft - 440 sq ft	Residential	N/A	N/A	£0
Ground floor	Private individual	Shop - 815 sq ft External storeroom - 237 sq ft	Class E	21/12/2023	20/12/2029	Year 1 - £8,000 pax Year 2 - £9,000 pax Year 3 - £10,000 pax Year 4 - £10,000 pax Year 5 - £11,000 pax Year 5 - £12,000 pax
Total Year 1		2301				£8,000 pax



Contact Owners Sole Agents

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