

# 29 and 29A Station Road Birchington, Kent CT7 9DJ



On the instructions of Matthew Tait and David Gilbert of BDO Stoy Hayward LLP, Joint Administrators to Peter Newman Shoes Limited

## Double fronted retail premises with living accommodation above and ancillary storage

- 618 sq ft (57 sq m) ground floor retail
- 651 sq ft (60 sq m) lower ground and first floor storage
- 795 sq ft (74 sq m) two bedroom flat
- Excellent owner occupier or investor opportunity
- Freehold For Sale

**Edward  
Symmons**

**020 7955 8454**

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## LOCATION

The property is located directly opposite Paddock Road and forms part of a parade of shops on the east side of Station Road between Minnis Road and the A28 Canterbury Road

Directly adjoining Glen Patrick Estate Agents, the surrounding area contains a high density of housing and is served by a number of independent high street retailers.

## DESCRIPTION

A mid terraced brick building arranged over lower ground, ground and first floors.

The ground floor has a double shop frontage and is open plan.

The first floor provides ancillary storage together with a WC and a self contained flat comprising of two bedrooms, living room, kitchen and bathroom with WC combined.

The lower ground provides additional storage.

We understand that the adjoining occupier owns the flying freehold of the entire second floor.

## ACCOMMODATION

All dimensions and floor areas are approximate.

Gross frontage	23'9"	7.3 m
Internal width	23'3"	7.1 m
Built depth	34'1"	10.4 m

Lower Ground	208 sq ft	19 sq m
Ground Floor	618 sq ft	57 sq m
First Floor Storage	443 sq ft	41 sq m
First Floor Flat	795 sq ft	74 sq m
<b>Total</b>	<b>2,064 sq ft</b>	<b>191 sq m</b>

## TENURE

Freehold.

## PRICE

Offers are invited in excess of £170,000 for the freehold interest.

Terms are quoted exclusive of VAT, if applicable.

Intending purchasers will be required to provide independent confirmation that funds are available to support their offer.

## LEGAL COSTS

Each party shall bear its own costs.

## VIEWING

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**2 Southwark Street, London Bridge, London SE1 1TQ**

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