



4 STATION ROAD

£425,000 Freehold

***** INVESTMENT OPPORTUNITY ***** A mixed use detached property in the quaint village of Lyminge.

The property comprises two 2-bedroom apartments, one split over two levels and the other over one floor. Both modernised and currently tenanted.

The commercial units include a Hairdressers, Barbers and a Clinic.

Call us on 01303 212020 to organise a viewing.



4 Station Road CT18 8LZ

MIXED USE , DETACHED PROPERTY , TWO APARTMENTS , THREE COMMERCIAL UNITS , QUIANT VILLAGE OF LYMINGE ,

Description

A mixed use detached property in the quaint village of Lyminge. Superbly positioned in a central village location in the ever-popular village of Lyminge, which offers a wide range of amenities including post office/general stores, osteopath and podiatrist, hairdresser and barber, tea rooms, Chinese restaurant with takeaway, public house, two doctors' surgeries, church, pharmacy and sought after primary school. Bus services run through the centre of the village, providing easy access to the south, to the Channel Tunnel town of Folkestone and the Ancient Cinque Port Town of Hythe on the coast, and to the north, to the cathedral city of Canterbury. These offer an excellent range of shopping, recreational and educational facilities, including both Grammar and Independent Schools; together with the highspeed main line train services to London with the travel time to St. Pancras being 60 minutes.

The property comprises two 2-bedroom apartments, one split over two levels and the other over one floor. Both modernised and currently tenanted.

The commercial units include a Hairdressers, Barbers and a clinic.

Snipper and Clippers (Hairdressers) £675 PCM from 1st April 2025 on a 2 year licence - EPC C

Snippers and Clipper (Barbers) £425 PCM from 1st April 2025 on a 2 year licence - EPC C

The Clinic £400 PCM on a 10 year lease from 2018 - EPC C

Flat 1 A two double bedroom maisonette over the first and second floors. The maisonette comprises of a large opening entrance hall, living/dining room, separate kitchen and shower room.

On the second floor, there is a landing and two double bedrooms.

Council Tax Band - B / EPC - E

Flat 2 A two double bedroom first floor apartment. The apartment comprises of an entrance hall, living/dining room, separate kitchen two double bedrooms and a shower room.

Council Tax Band - B / EPC - C

Flat 1: Currently Vacant

Flat 2: Currently Vacant

Call us on 01303 212020 to organise a viewing.

Tenure Freehold

Postcode CT18 8LZ

Viewings Strictly by appointment only -
Property Reference MOTIS_004339

Opening Hours:

Monday - Friday 8.30 - 5.00

Saturday 9.00 - 3.00 (by Appt only)







First Floor

Approx. 103.3 sq. metres (1111.4 sq. feet)



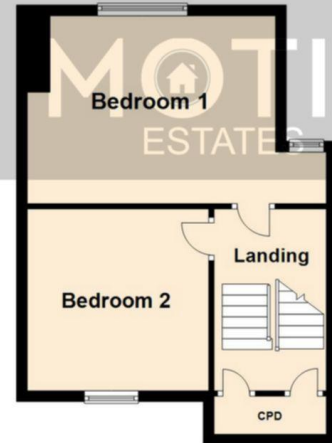
Ground Floor

Approx. 121.5 sq. metres (1307.5 sq. feet)



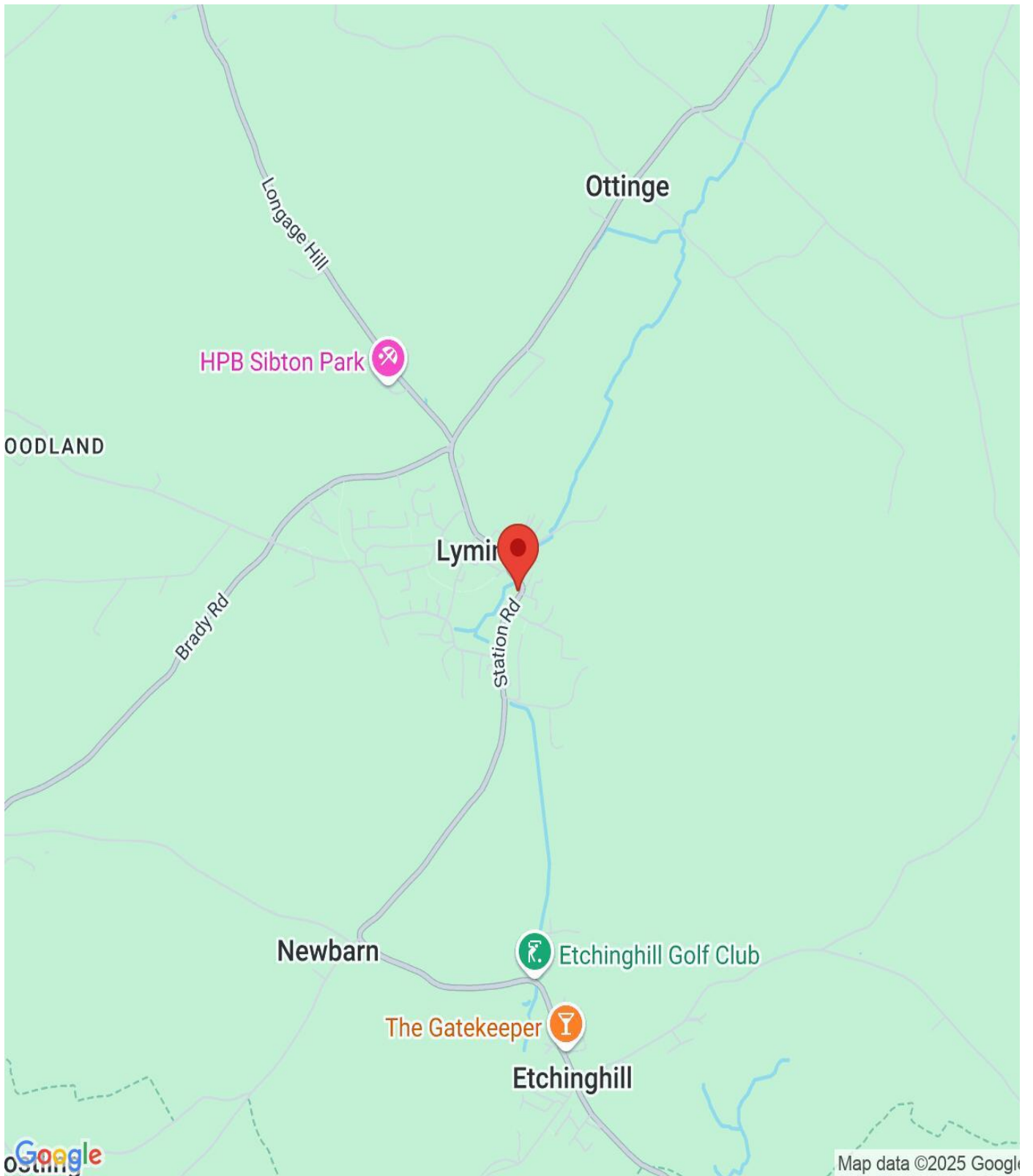
Second Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



Total area: approx. 262.4 sq. metres (2824.3 sq. feet)

MOTIS
ESTATES



IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.