



4 STATION ROAD, NEW ROMNEY

£250,000 Freehold

***** Owner Occupiers and Investors *****

An opportunity to purchase a Freehold property in New Romney with separate titles for the commercial and residential.

Contact Sole Agents, Motis Estates Chartered Surveyors for further information on 01303 212020 or kris.foster@motis-estates.com



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4 Station Road New Romney TN28 8LG

**Freehold , Vacant Possession , Ideal Investment ,
Two separate titles**

Description

The property is situated to the south east of New Romney just off the A259 coastal road. New Romney is located between Folkestone (13 miles to the east), Hastings (18 miles to the west) and Ashford (12 miles to the north). Junctions 10a and 11 of the M20 Motorway are approximately 11 and 9 miles respectively, providing access to the motorway network, Channel Tunnel and Dover Port.

The property is mixed use property which consists of a former cafe on the ground for which has a cold store at the rear. The shop has LED lighting, an extraction system, a gas supply which has been capped, cold store and rear entrance for deliveries. There is a shared courtyard to the rear with the residential tenant, there is a former walk in freezer area, storage shed and w.c.

The upper parts are residential which is accessed from the rear. The property benefits from a living room and kitchen which has an integrated fridge/freezer and cooker/hob. On the first floor, there is a bedroom with walk in wardrobe, a second bedroom and a bathroom. There are UPVC windows throughout.

The ground floor commercial unit is 570 sq ft

The first floor residential unit is 595 sq ft

Both properties are on separate titles.

Price: £250,000

VAT: Exempt

Energy Performance Certificate: TBC

Please do not hesitate to contact, Kris Foster MRICS from Motis Chartered Surveyors in Folkestone for further details on 01303 212025.

Motis Estates for themselves and their clients give notice that: 1) They have not authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer of contract and must not be relied upon as statements or representations of fact. 2) Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or any consents and Motis Estates have not tested any services, equipment or facilities. 3) Tenants must satisfy themselves by inspection or otherwise. 4) All rents and prices are quoted exclusive of VAT unless otherwise stated.

Tenure Freehold (two separate titles)

Postcode TN28 8LG

Viewings Strictly by appointment only -
Property Reference MOTIS_006443

Opening Hours:

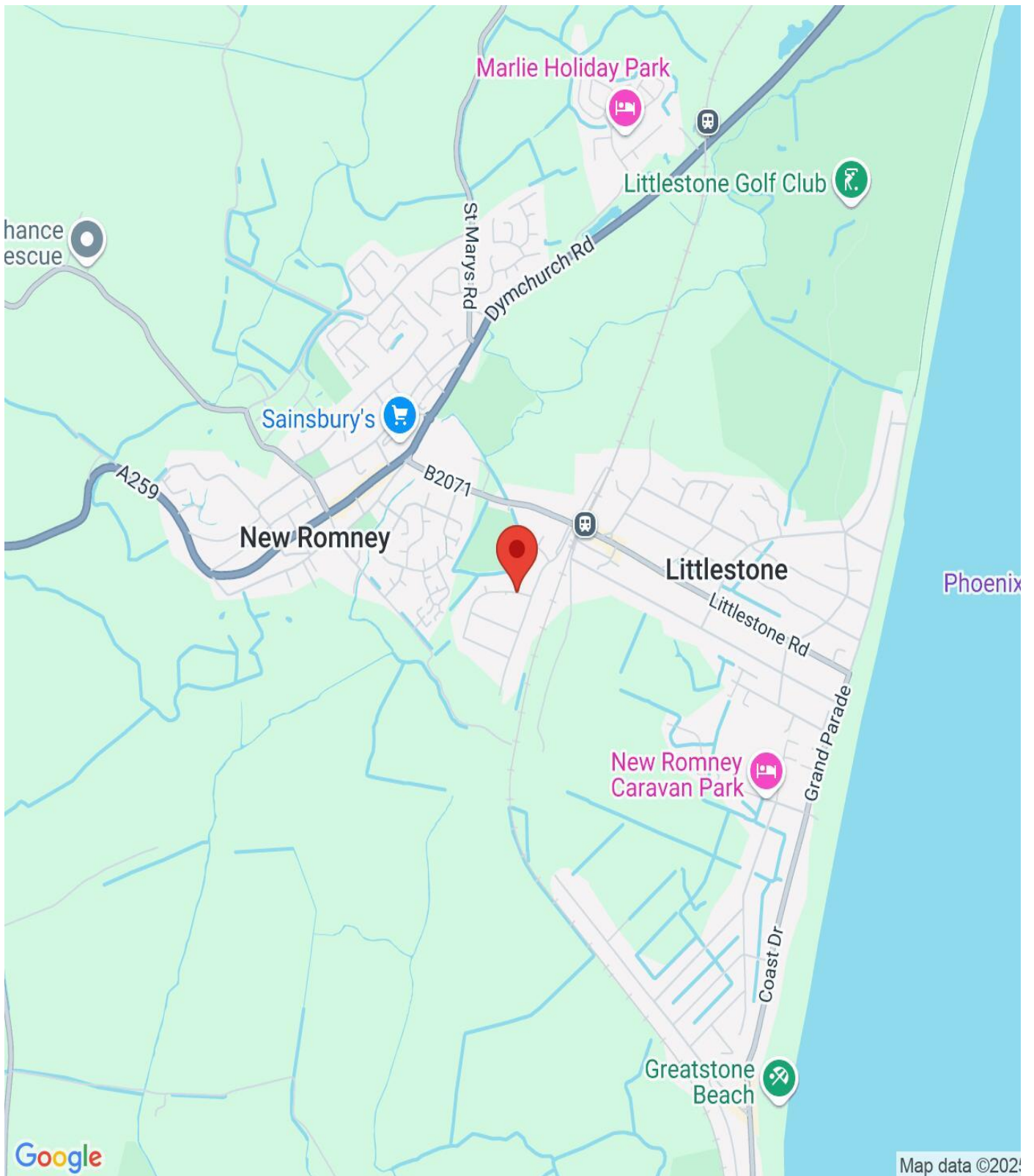
Monday - Friday 8.30 - 5.00

Saturday 9.00 - 3.00 (by appt)









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.