

Market Street, Sandwich, Kent, CT13 9DA

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Guide Price £310,000

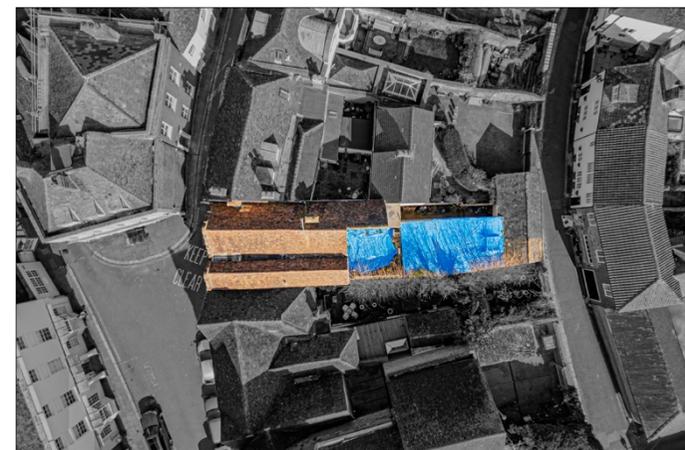
Freehold

Situated in the heart of Sandwich town centre on Market Street, this freehold mid terrace property presents a rare mixed-use investment opportunity, combining a ground floor commercial unit with a spacious three storey residential maisonette above. The building is being sold as a single freehold entity, with the commercial premises currently occupied by a tenant operating a retail business, and therefore offered with tenant in situ, providing an immediate income stream for prospective investors. With access from both Market Street and St Peters Street, the property also benefits from a private rear courtyard, adding to its overall versatility and appeal.

The ground floor commercial unit comprises a large open plan retail space with a separate store room or workshop to the rear, which in turn provides direct access to the courtyard and rear access onto St Peters Street. This layout is well suited to a variety of business uses and benefits from a central, high footfall location within this historic town.

The residential accommodation is arranged as a generous maisonette with its own private entrance leading from the ground floor into a hallway with stairs rising to the upper levels. On the first floor, the landing provides access to a kitchen diner with an external door opening onto a roof terrace, a living room enjoying views over Market Street, two double bedrooms including one with fitted wardrobes, a bathroom and a separate WC. The property continues to the second floor via a secondary staircase, leading to a partially converted loft room along with additional roof void storage. The maisonette benefits from modern gas central heating and retains some period features, although it would benefit from a programme of updating and refurbishment, offering scope to add value.

Externally, the property features a gated and enclosed rear courtyard accessed from St Peters Street, providing shared access to both the commercial unit and residential accommodation. The roof terrace extends over the rear section of the ground floor, offering outdoor space, although the flat roof is believed to require further investigation and potential remedial works. Positioned within central Sandwich, this is a unique opportunity for investors or owner occupiers seeking a combination of commercial income and residential accommodation within a highly desirable and historic location.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Commercial:
Shop Floor
Storeroom/ Workshop

Ground Floor

Residential:
Entrance Hall

First Floor

Kitchen/ Diner	3.83 x 6.56
Living Room	4.40 x 5.15
Bedroom 2	2.22 x 4.54
Bathroom	
WC	
Bedroom 1	2.69 x 3.43

Second Floor

Room Room	3.80 x 3.60
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Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band C (Dover District Council)

Energy Rating: *Residential:* Current 55 | D.
Commercial: Current 75 | D.

Agents' Notes: This is a freehold mixed-use property comprising a commercial unit and residential accommodation above. The ground floor commercial premises are currently let and will be sold with the tenant in situ. All interested parties are advised to enquire directly for further information regarding the tenancy and associated arrangements.

Viewing by appointment only: Finn's Sandwich
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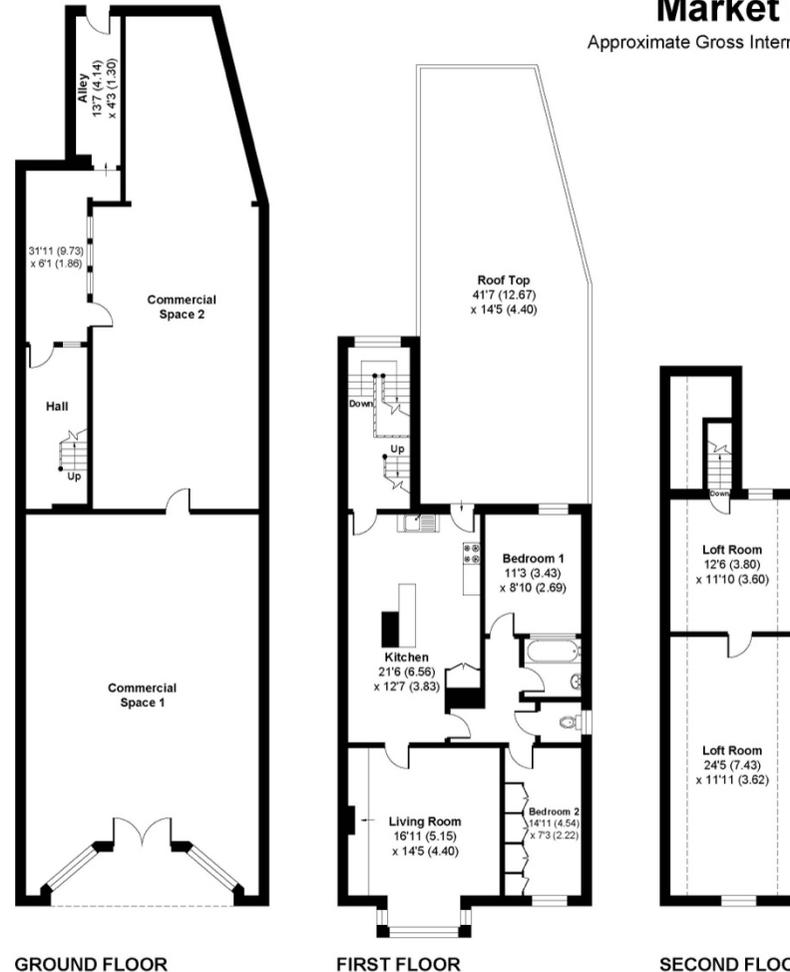




Market Street, Sandwich

Approximate Gross Internal Area = 238.50 sq m / 2567.19 sq ft
Loft = 47.53 sq m / 511.61 sq ft
Total = 286.03 sq m / 3078.80 sq ft
For identification only - Not to scale

 = Restricted Head Height



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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