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2 East Cross, Tenterden, Kent, TN30 6AD

Asking Price £750,000

FREEHOLD INVESTMENT FOR SALE – Offers in the region of £750,000. A substantial three-storey Grade II listed freehold property that comprises a mixture of commercial space to the ground floor with a five-bedroom two storey residential apartment above.

The spacious accommodation offers a large ground floor double fronted retail area which is occupied under a lease with Country Clothes expiring in 2035, currently let at £27,000 per annum. The floor is primarily open planned and fitted out by Country Clothes, with rear access to a staff kitchen, store room and access to cellar and toilet, which is connected via the residential, where access is provided.

To the upper floors, the impressive five-bedroom apartment has its own entrance to the rear of the building with hall, storage area, doorway providing access to the retail floor, and stairs up to the upper landing.

The accommodation offers a spacious landing leading to a modern kitchen/dining room fitted with a range of wall and base units, integrated appliances, stone worktops and wooden floors, a striking sitting room featuring two bay windows overlooking the high street and recreation ground, the master bedroom with modern en-suite shower and balcony, a further bedroom, main bathroom and stairs to second floor. The second floor offers a guest bedroom with en-suite shower room, two further bedrooms and large walk-in attic space.

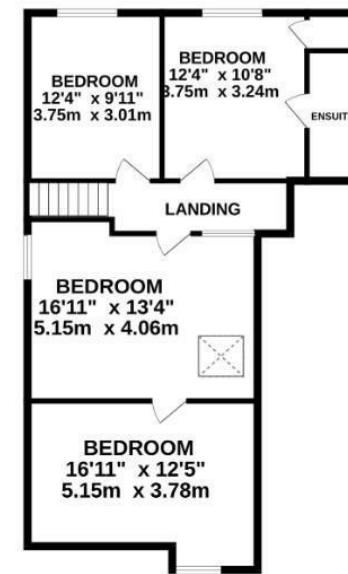
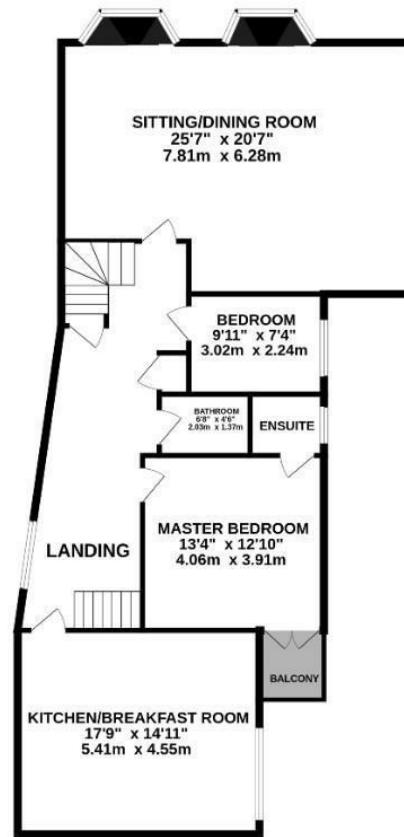
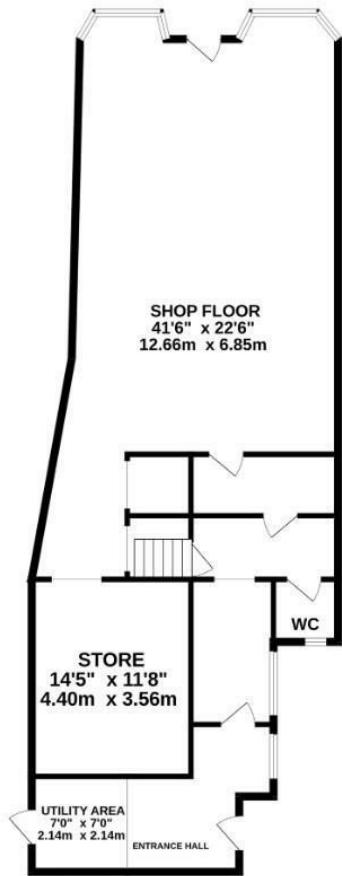
The current owners have let the apartment as an Air B&B and have achieved an additional annual income of around £24,000. Further details can be viewed via the air b & b website - www.ronbeamstenterden.co.uk.

A further option could be to let the apartment on an AST basis.

The property is located in Tenterden, a picturesque Wealden town with a prosperous catchment. It is situated 11 miles west of Ashford (M20 and International Passenger Station) and 22 miles east of Tunbridge Wells. The property is situated to the centre of the High Street in a prime retail pitch, located close to many other well known retailers. Tenterden benefits from a train station on the Kent & East Sussex Line and is a popular tourist destination.

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TOTAL FLOOR AREA : 3247 sq.ft. (301.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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