



A rare opportunity to acquire this spacious Micro Pub built within a new community.

Fronting onto Northdown Road, this attractive freehold investment is a opportunity not to be missed.



A very rare but exceptionally attractive opportunity to acquire the freehold for a Micro Pub investment close to Palm Bay, set within a new build apartment block. New to the market and available from Summer 2021, this great site offers really good commercial rental yield returns for a long term investment, either let or for a freehold acquisition to trade.

- Rare Opportunity
- Built in New Development
- Freehold
- Outside Space

- Good Local Catchment
- Low Maintenance
- Great Investment
- Good Yield





LOCATION

The location is ideal with good residential occupancy within a half mile radius and little competition for a Micro Pub with food. Overall the spacious area extends to 212m² for possibly 50 covers with some outside space for summer entertaining. Cliff top walks with views to the sea are less than half a mile from the Pub, and the shopping area in Cliftonville with its variety of shops is also less than 500 yards distant.

The site is offered Freehold. All further enquiries please contact the Land & New Homes team on 01843 228844 or email Inh@oakwoodhomes.biz.

CHARLES COURT NORTHDOWN ROAD MARGATE

Overall, the development lies within a well-established, mixed residential area within 'The Garden of England', and fortunately the grammar school system still operates here, and you can be sure of an excellent choice of schools for all age groups as well as independent schools close by.

It's a short walk to local shops - Tesco Metro and Costa - a 15-minute walk into the old town and only a five-minute walk to the peaceful Northdown Park with its acres of peaceful green space.

For commuters, it's an eight-minute drive or cycle ride to Margate station to catch the high-speed train, which will whisk you into St Pancras in 1hr 20.

In fact, Charles Court is so conveniently located, it's the ideal starting point for so many journeys, offering the perfect blend of coast and country.





CHARLES COURT, NORTHDOWN ROAD, MARGATE, KENT CT9 3PG



N.B . Images and sizes are examples only there are some variations of layout and finish throughout.



Stockwell House | Cecil Square | Margate | CT9 1BD

MICRO PUB FLOOR PLAN



MEASUREMENTS

Micro Pub: 212m²

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. 0162

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