

## Property brochure



HAWLEY STREET  
MARGATE  
KENT  
CT9 1QA

Starting Bid Price: £139,000

Investment opportunity

Freehold terrace

Prime location

2 Bed accommodation over

Commercial EPC B  
Residential EPC D

Tenure FREEHOLD

Business Ratable Value: £2,750 (Small  
business multiplier 2023/24 @ 49.9p)



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### The Property

The property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. Investment opportunity - Freehold terrace building in the heart of central Margate. A versatile property with the opportunity for dual income streams. Ideal for investors or owner-occupiers looking to establish a business with living accommodation above.. Nestled in the vibrant heart of central Margate, this freehold terrace building presents an exceptional investment opportunity. Comprising a ground floor retail space currently operating as a Chinese take-away restaurant and a flat above, this property offers immense potential. While it is in need of refurbishment, its prime location and versatile layout make it a promising prospect for a wide range of buyers.

### Location

Located just a short walk around the corner from Margate's Old Town where historic facades provide a distinctive backdrop for commercial ventures. Benefit from the character and allure that this heritage-rich area brings. Ample parking close-by. Margate's mainline railway station is a 10 minute walk away, with direct high speed (HS1) connections to London's St. Pancras International station in as little as 1hr 30mins.

### Accommodation

#### Ground Floor Retail Space:

Has operated as a Chinese take-away

Collection Area 3.7m (12'1") x 2.2m (7'2")

Commercial Kitchen Area 3.8m (12'5") 3.5m (11'5")

Prime location on a high foot-traffic street.

#### Flat Above:

A flat with the potential for residential or additional commercial use.

Accommodation in need of refurbishment, providing a blank canvas for customization.

Separate access from the street.

Lounge 3m (9'10") x 2.0m (6'6")

Bedroom 1 2.2m (7'2") x 4.5m (14'9")

Bedroom 2 3.7m (12'1") x 2.2m (7'2")

Bathroom/WC

Area: Commercial: 275 Sq ft

Flat: 549 Sq ft



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**Auctioneer Comments:** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### Key Features

- Investment opportunity
- Freehold terrace
- Commercial space with uppers
- Central Margate

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. COM0022736/20231114/DTDP

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