



HAWKESFORD JAMES



Chaucer Road
Sittingbourne, Kent, ME10 1EZ
price: £320,000 Freehold



Located in a highly sought-after parade of shops in south Sittingbourne, this versatile lock-up shop unit, paired with a modernised two-bedroom maisonette, is now available for sale with vacant possession.

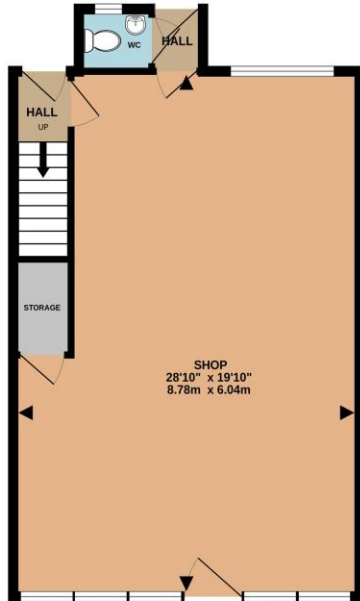
The shop unit, which operated successfully as a family-run butchers for many years, offers a range of potential uses, subject to necessary consents. The bustling Chaucer Road shopping parade serves a large residential area and benefits from significant foot traffic, thanks to its prime location near several primary schools.

Access to the maisonette is convenient with a private access road at the rear, providing off-street parking and a garden. The maisonette features two bedrooms and has been modernised in recent years. It can be accessed both from the rear of the property and via an internal door from the shop unit, offering flexibility for living arrangements or potential rental income.

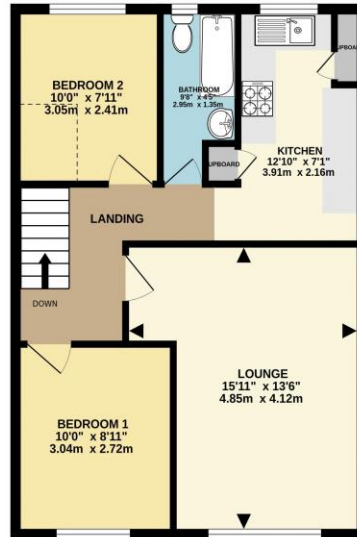
This property is an excellent opportunity for business owners or investors seeking a prime location with high visibility and potential for various uses.



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 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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Features

- Freehold commercial property
- Lock up shop unit
- Trading area approx. 48 Sq.M (519 Sq. FT)
- Two-bedroom maisonette
- Garden
- Off-street parking to rear
- Residential EPC rating: 33 | F
- Commercial EPC: TBC



Disclaimer:
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts