



Paul Simon Seaton
Commercial & Investment

FREEHOLD FOR SALE

SHOP AND UPPER PARTS INVESTMENT

I The Colonnade, Rye Road, Hawkhurst, Kent, TN18



LOCATION

Situated on Rye Road (A268) in Hawkhurst within a small mixed use parade.

020 8800 4321
www.psscommercial.com

info@psscommercial.com
Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN



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DESCRIPTION

Freehold shop and upper parts consisting;

Double fronted retail pharmacy with an osteopath's practice above, which has private access.

Ground floor area approx 940 sq ft plus ancillary.

First floor (sizes are approximate);

Room 1 – 171.44 sq ft

Room 2 – 165 sq ft

Room 3 – 53.2 sq ft

Room 4 – 135.5 sq ft

Room 5 – 169 sq ft

There is also a garden at the rear.

Whole building let by way of an FRI lease for **£12,860 PAX** until September 2021.

PRICE

£300,000

TENURE

Freehold

EPC

Available upon request

VAT

We await the VAT status

VIEWING

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

*** To be sold singularly or as part of a portfolio ***

N.B. Paul Simon Seaton have been provided with these particulars by the Client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings, included in the contract are both working and fit for purpose.

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