

01843 848 382

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## Station Road, Westgate-On-Sea, CT8

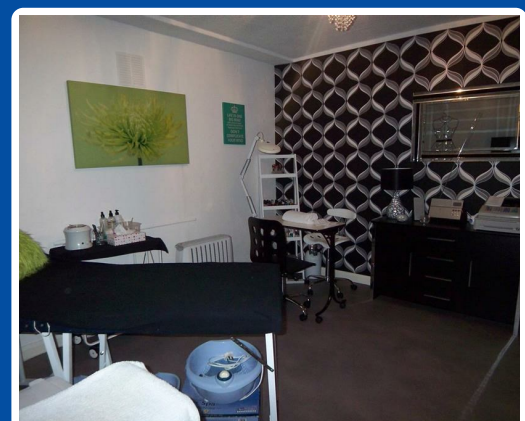
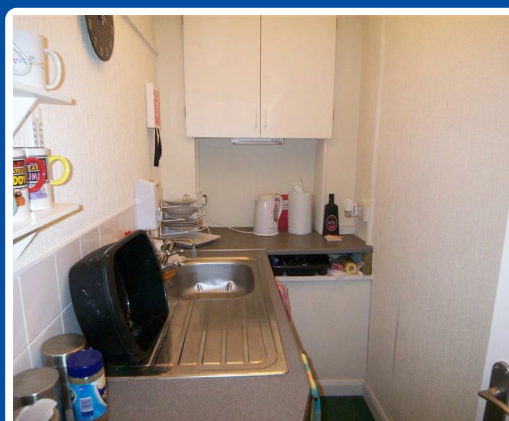
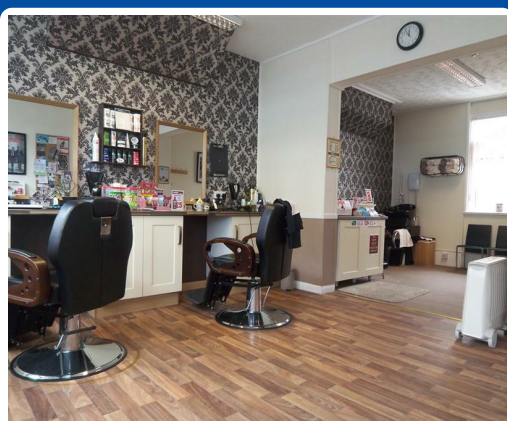
**£235,000**

80Y Located in prime position in Westgate-on-Sea's shopping area, Lovetts are delighted to offer this Commercial premises with Residential accommodation to the market.

Currently Let as a Gentleman's hairdressers comprising as ground floor customer area with toilet and access to an outside area, the Basement offers a kitchen and 2 further rooms.

The flat above currently let on an AST is arranged over 2 floors, has spacious Kitchen and Lounge on the First floor, a separate WC on the half landing and the top floor 2 bedrooms and a bathroom with white 3-piece suite can be found.

The whole property is currently Let at £11,940pa. Interested applicants should contact us as the Agent and are asked not to approach the tenants directly. Call us now to arrange your appointment.



# Station Road, Westgate-On-Sea, CT8 8QY

**Kitchen/ Diner 11'5 x 10'10 (3.48m x 3.30m)**  
Fitted wall and base units, gas oven and hob



**Kitchen 8'4 x 3'10 (2.54m x 1.17m)**  
Located in the Basement are, fitted base units and sink

**Master Bedroom 16'1 x 7'11 (4.90m x 2.41m)**



**Room 1 12'2 x 11'2 (3.71m x 3.40m)**

**Lounge**

**Bathroom**

3 piece white suite

**Bedroom 2 14'1 max x 7'11 (4.29m max x 2.41m)**

**Separate WC**

Located on half landing

**Shop 13'7 - 10'5 x 24'1 (4.14m - 3.18m x 7.34m)**



**Room 2 10'6 x 10'7 (3.20m x 3.23m)**