



## Northern Belle, Mansion Street, Margate, CT9 1HE

Offers over £485,000

Nestled in the charming coastal town of Margate, this remarkable period property on Mansion Street presents a unique investment opportunity. Dating back to 1680, this building boasts a rich history and character that is hard to find in modern constructions. With two spacious reception rooms, four well-appointed bedrooms, and two bathrooms, the property offers ample space for both living and entertaining.

The property currently operates as a public house, known as the Northern Belle, which has been rated highly by CAMRA, ensuring a strong reputation within the community. This establishment not only serves as a delightful bar and hotel but also generates impressive income streams, producing over £60,000 per year. This makes it an ideal choice for investors looking to capitalise on the thriving hospitality sector in Margate.

Situated by the seaside, the location is perfect for those who appreciate the beauty of coastal living. Margate is known for its vibrant arts scene, beautiful beaches, and a welcoming community, making it an attractive destination for both locals and tourists alike. Whether you are looking to invest or seeking a new home, this property offers the flexibility to choose your path.

In summary, this period property on Mansion Street is not just a building; it is an opportunity to own a piece of Margate's history while enjoying the benefits of a lucrative business. With its prime location and potential for growth, it is a prospect not to be missed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
12-11	A		
11-10	B		
10-9	C		
9-8	D		
8-7	E		
7-6	F		
6-5	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
12-11	A		
11-10	B		
10-9	C		
9-8	D		
8-7	E		
7-6	F		
6-5	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			