



Freehold Mixed Use Investment – For Sale

INVESTMENT HIGHLIGHTS

- Prominently positioned mixed-use investment
- Two ground floor retail units & 2 bed flat with a large terrace
- Attractive income growth potential
- Offers invited in the region of £385,000, reflective of a N.I.Y. of 7.49%



LOCATION

Sandwich is a historic market town situated within the Dover district of Kent, positioned on the River Stour and approximately 12 miles east of Canterbury, 15 miles north of Dover, and 70 miles south-east of central London.

The town benefits from strong road connectivity via the A256, providing direct access to the A2 and wider motorway network, linking efficiently to Canterbury, Dover, and the M2 corridor.

Rail services from Sandwich railway station offer regular connections to Canterbury, Ramsgate, Dover Priory and London St Pancras International, with high-speed services to London achievable in approximately 90 minutes via Ashford International.



GOOGLE STREETVIEW (Aug 2025)

SEE- www.googlemaps.co.uk/maps

SITUATION

Sandwich offers a well-rounded retail provision, combining a strong presence of independent traders with a selection of national occupiers including **Co-op Food, Costa Coffee, Nationwide, Boots** and **SPAR**. The primary retail pitch is focused around Market Street, King Street and Cattle Market.

The property occupies a prominent position within one of the town's main retail thoroughfares, surrounded by a mix of established independents and a handful of national multiples.

Sandwich railway station is within walking distance, providing convenient access for visitors and commuters, while several nearby public car parks offer both short and long stay parking options.



DESCRIPTION

The property is a mid-terrace building, dating from the 15th-17th century, arranged over ground and first floors, sitting within the Sandwich town centre conservation area.

The two ground floor commercial units benefit from a full height glazed frontage. Both units have access to the large rear yard located off New Street.

A self-contained residential flat, accessed via the rear yard, comprises two double bedrooms, a separate kitchen and living area.

ACCOMMODATION

The property is arranged over the ground and first floors, with the following approximate dimensions and net internal floor area:-

22 King Street		
Gross Frontage	4.8 m	15 ft 9 ins
Ground Floor	77.6 sq m	835 sq ft
22a King Street		
Gross Frontage	3.8 m	12 ft 6 ins
Ground Floor	61.5 sq m	662 sq ft
20-22 King Street		
First Floor	65.3 sq m	703 sq ft
Total	204.4 sq m	2,200 sq ft

DEMOGRAPHICS

Sandwich has an approximate population of 5,000 (2021 Census) and a wider catchment of around 50,000, including the district of Dover. The town benefits from its proximity to the coast and nearby employment centres such as Deal and Canterbury, supporting a stable local population.

EPCs

Copies of the EPCs are available on request.

TENURE

Freehold

VAT

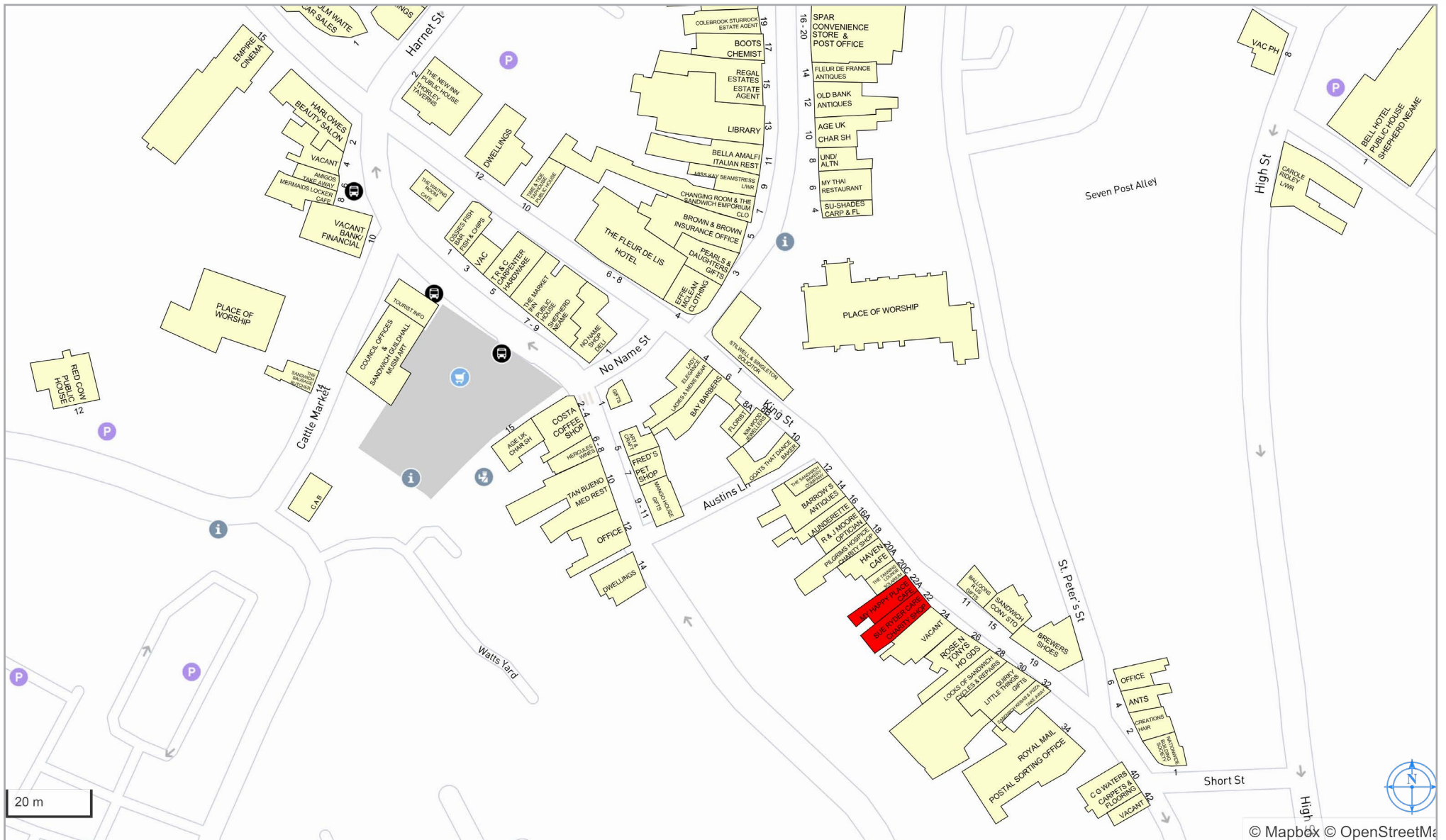
The property is NOT elected for VAT.

TENANCY



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DEMISE	TENANT	LEASE START	LEASE EXPIRY	RENT	ADDITIONAL INFO
22 King Street	Sue Ryder	13 April 2014	12 April 2024	£8,500 pa	Lease inside Landlord and Tenant Act 1954. Tenant holding over.
22a King Street	Private tenant	11 May 2022	10 May 2037	£14,400 pa	Lease inside Landlord and Tenant Act 1954. Open market rent review and tenant option to determine the lease effective 11 May 2032.
20-22 King Street, First Floor Flat	Private tenant	01 November 2023	31 October 2025	£7,020 pa	2 year Assured Shorthold Tenancy (AST). Tenant holding over. Tenant has been in occupation for an extended period.
				TOTAL	£29,920 pa



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PROPOSAL

Offers are sought in the region of **£385,000**, reflective of a net initial yield of 7.49% assuming purchaser's cost of 3.77%, subject to contract and exclusive of VAT.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed purchaser will be required to provide sufficient information to comply with the Money Laundering Regulations.

FURTHER INFORMATION

For further information or to arrange an inspection of the property please contact sole agents:-

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