

# SITTINGBOURNE MIXED-USE INVESTMENT - 8 FLATS & RETAIL

<https://palaceauctions.com>

Sittingbourne, UK



£750,000

The Sittingbourne mixed-use investment. Which in turn presents a rare opportunity to acquire a completed development in the heart of Sittingbourne High Street. This freehold asset comprises a large retail unit totaling 5,000 sq ft—currently let to Sports Direct until August. Plus full planning permission for eight professionally refurbished one- and two-bed flats above. Offered [...]

- apartments, sold
- apartments, sold
- sold



---

## Category

**Apartments:** yes  
**Off market property:** yes  
**House:** no  
**Investment property:** yes  
**Commercial property:** no  
**Other Real estate:** yes  
**Value add opportunity:** yes

**Land:** no  
**Land with Development:** no  
**HMO investment:** no  
**Hotels and apartment hotels:** no  
**Mixed commercial and Resi:** yes  
**Below Market value:** yes

---

## Description

**Refer to Terms & Conditions:** Array

---

## Amenities & Features

**Features:** 5000 sq ft high-street retail unit (Sports Direct tenant), Completed development—no further build risk, Corporate SPV sale option to minimize stamp duty, Exceptional 23.77% gross yield / 17.11% net yield, Full planning permission for 8 one- & two-bed flats, Immediate rental income of £178250 p.a., Mixed residential & commercial income streams, Prime Sittingbourne High Street location

