



Angels Hair, 3-5 High Street
Sheerness

Guide Price **£300,000**

Angels Hair

3-5 High Street, Sheerness

Freehold double fronted retail unit (over 850 sq ft) with spacious 3 bed flat above on Sheerness High Street. Ideal investment or live/work opportunity. Well maintained, prime location. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Double fronted retail unit and 3 bedroom flat above over 2 levels
- Currently trading as a Hair Saloon
- Prime Sheerness High Street Location
- Income can be generated from the commercial unit and residential accommodation
- Retail area over 850 sq. ft.
- Strong long term investment
- Spacious flat comprises, living room, bathroom, kitchen, 3 bedrooms plus storage







High Street, Sheerness, ME12

Approximate Area = 869 sq ft / 80.7 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

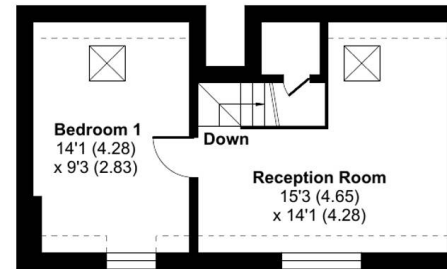
Annexe = 723 sq ft / 67.1 sq m

Total = 1631 sq ft / 151.5 sq m

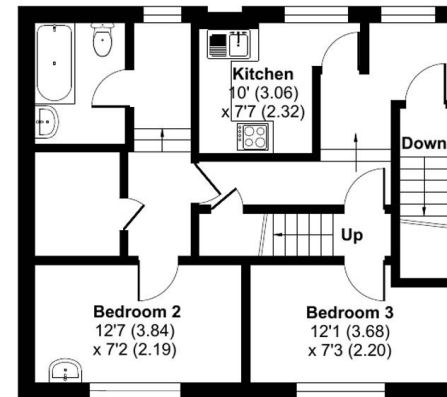
For identification only - Not to scale



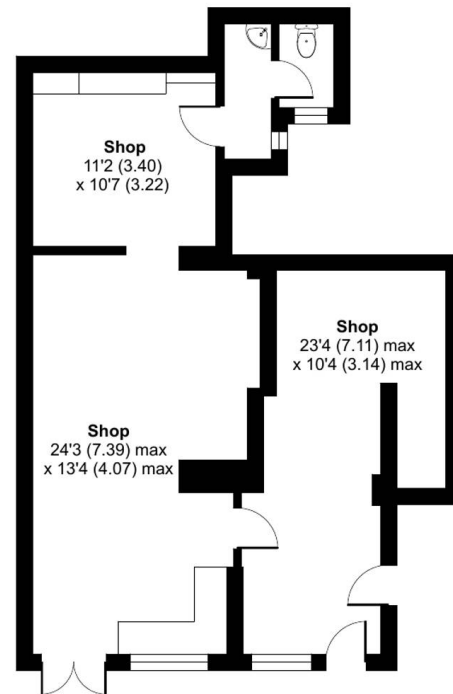
Denotes restricted
head height



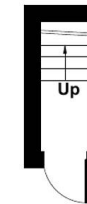
SECOND FLOOR



FIRST FLOOR



SHOP FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

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