



the voice of experience

Offers In The Region Of

£400,000 Freehold



7 Station Road & Adjacent Land, Walmer, Deal CT14 7QR

- **Detached Building**
- **Land for Potential Development**
- **Popular Walmer Location**
- **Close to Local Facilities**
- **Energy Rating - TBC**



To arrange a viewing please call **01304 246111**

The Green Garage and adjacent land is available freehold vacant possession. The property can be used as an industrial unit or the site is suitable for residential development subject to obtaining necessary controls and consents.

The building will be vacant from September (notice has been served on the current tenant).

Suitable for a variety of uses subject to controls & consents.

Location

Close to the junction with the Deal/Dover Road A258. 10 minute walk to Walmer train station. Close to the local parade of shops.

Accommodation

Approx 1882sqft building with land to rear.

Services

There is electric to the site.

Uniform Business Rate

£7,600 (Dover District Council List)

Legal Costs

Each party to bear their own costs.

Freehold Price

Offers in the region of £400,000

Additional Information

There are unused petrol tanks in the forecourt of the garage.



Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



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