



*the voice of experience*



58 Castle Street , Dover CT16 1PJ



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- FANTASTIC OPPORTUNITY
- LARGE GRADE II LISTED PROPERTY
- COMMERCIAL & 3 BEDROOM MAISONETTE
- CHAIN FREE
- ENERGY RATING COMMERCIAL- C (60)
- ENERGY RATING - FLAT D (57)



**www.tersons.com**  
29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call 01304 246111





GREAT POTENTIAL WITH THIS END OF TERRACE PROPERTY. IT OFFERS COMMERCIAL AREA ON THE LOWER FLOORS AND A THREE BEDROOM MAISONETTE OVER THE TOP THREE FLOORS.

The property has been a successful restaurant for many years, and its now time to find a new owner. It is Grade II Listed and offers gas central heating.

This property is situated very central to the town centre and is within walking distance of the market square, St James' retail park and the seafront.

All enquiries regarding change of planning use, should be made direct with Dover District Council.

The accommodation comprises (measurements are maximum, taken into bays and extremes):-

#### GROUND FLOOR

Front door opening to entrance porch with glazed door opening to restaurant/bar area.

#### Restaurant/Bar Area 29'6 x 14'6 (8.99m x 4.42m)

The restaurant can seat approximately 32 people. Radiator x 2. Wall mounted air-conditioning unit. Window to front. Door to WCs and door and steps to rear lobby area.

#### WC

Ladies toilet with WC and wash basin.

Men's toilet with WC and wash basin.

#### Rear Lobby

Wall mounted electric consumer board. Doors to kitchen, staff WC and double glazed door opening to courtyard area. Steps down to storage rooms.

#### Kitchen

25' x 9'3 (7.62m x 2.82m)

The kitchen is currently set up as a commercial kitchen with the normal equipment. Should any buyer wish to buy the property and continue with it as a restaurant, the owner will can discuss purchasing this equipment. Two double glazed windows to rear. Wall mounted boiler. Step down to storage room 1.

#### Storage Room 1

14' x 9'9 (4.27m x 2.97m)

Single glazed window to rear.

#### LOWER FLOOR

#### Storage Room 2

13'7 x 14' (4.14m x 4.27m)

Storage space and further under stairs area. Door to lobby area.

#### Lobby Area

Door to storage room 3. Door leading to stairs to ground floor, flat entrance area.

#### Storage Room 3

17' x 12'3 (5.18m x 3.73m)

Gas & Electric meters.

#### MAISONETTE

From the front of the property there is a metal side gate which takes you to the rear courtyard and door to maisonette entrance.

#### Hallway

Stairs to first floor and stairs down to lower floor.

#### FIRST FLOOR

Landing with stairs to 2nd floor, Doors to living room and bedrooms. Wall mounted electric board.

#### Living Room

17' x 15'5 (5.18m x 4.70m)

Fireplace. Radiator. Window to front.

#### Bedroom

13'9 x 11'6 (4.19m x 3.51m)

Radiator. Wash basin with cupboard under, Window to rear.

#### SECOND FLOOR

Landing, double glazed window to side. Storage cupboard. Stairs to top floor.

#### Half Landing

With WC & wash basin. Window to rear.

#### Bedroom

15'4 x 13'8 (4.67m x 4.17m)

Window to front. Radiator. Fireplace. Alcove cupboard.

#### Kitchen

15'4 x 11'6 (4.67m x 3.51m)

This was previously the kitchen, but please note there are currently no kitchen units. Wall mounted boiler. Window to rear.

#### TOP FLOOR

Landing - large storage cupboard. Doors to bedroom and bathroom.

#### Bedroom

15'3 x 7'7 (4.65m x 2.31m)

With sloped ceilings. Window to side.

#### Bathroom

9'3 x 9'3 (2.82m x 2.82m)

Bath with shower attachment over. Low level WC, bidet and wash basin. Frosted double glazed window to rear. Radiator.

#### OUTSIDE

Small rear courtyard area. Gate to further area with tap.

Energy Rating - Maisonette D (57)

Energy Rating - Commercial Area - C (60)

Council Tax - Maisonette Band A

Business Rates for the commercial area £5,800 Per annum

The above information should be checked by your legal adviser before proceeding.

Viewing

Strictly by arrangement with the agents, Tersons 01304 246111

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