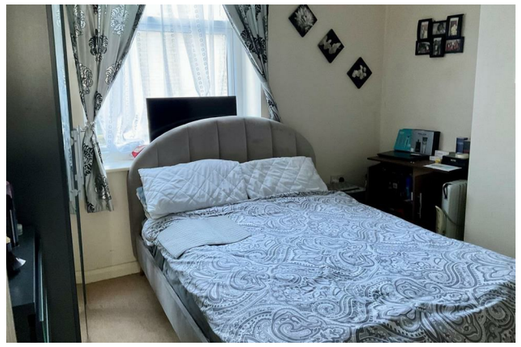

Property Details

TERSONS *the voice of experience*

7 Cannon Street , Dover CT16 1BY

- FANTASTIC INVESTMENT OPPORTUNITY
- FOUR FLATS AND A SHOP WITH FREEHOLD
- CENTRAL LOCATION
- ANNUAL RENT OF £34,800 (ONCE SHOP IS LET)
- CHAIN FREE
- ENERGY RATING FOR THE FLATS AND SHOP, D, C, C, C, D

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.

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

To arrange a viewing please call 01304 246111

FANTASITIC INVESTMENT OPPORTUNITY. THE FREEHOLD PROPERTY INCLUDES FOUR FLATS & GROUND FLOOR SHOP & CELLAR. Once the shop is rented the annual rent roll is approx. £34,800. The flats are being sold with the current tenants in situ.

Contact Tersons to view.

Set in the pedestrianised area on of the town and on the edge of the Market Square, close to St James Development. Within walking distance from the property, is the seafront area and the mainline railway station at Priory, where you can catch the fast train into London in around an hour and five minutes.

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

GROUND FLOOR
Shop access and side door leading to the upper floors and flats.

SHOP AREA
42'10 x 14'8 approx (13.06m x 4.47m approx)
There is a good size shop area, with stairs leading down to the cellar area for storage space.

To the rear of the shop there is a small kitchen and WC. The shop also has a small rear courtyard.

The shop benefits from gas central heating.

The shop will have vacant possession upon completion of a sale. The approximate annual rent for the shop is around £1,000 pcm.

Business Rates - £7,400 per annum. Energy Rating - D (77)

FIRST FLOOR - FLAT 1
Entrance Hall - doors to bedroom, bathroom and open plan living area.

Lounge/Diner/Kitchen - with wooden double glazed window to front.
Double bedroom with double glazed window to rear.
Bathroom - with bath, WC and wash basin.

Current rent received £500 pcm / £6,000 PA.

Energy Rating - D (55) - Council Tax - Band A

SECOND FLOOR - FLAT 2
Entrance Hall - doors to bedroom, bathroom and open plan living area.

Lounge/Diner/Kitchen - with wooden double glazed window to front.
Double bedroom with double glazed window to rear.
Bathroom - with bath, WC and wash basin.

Current rent received £450 pcm / £5,400 PA.

Energy Rating - C (69). Council Tax Band A

THIRD FLOOR - FLAT 3
Entrance Hall - doors to bedroom, bathroom and open plan living area.

Lounge/Diner/Kitchen - with wooden double glazed window to front.
Double bedroom with double glazed window to rear.
Bathroom - with bath, WC and wash basin.

Current rent received £400 pcm / £4,800 PA.

Energy Rating - C (69). Council Tax Band A

FOURTH & TOP FLOOR - FLAT 4
This flat is spread over two floors. On the fourth floor there is a small double bedroom, bathroom and Lounge/Diner/Kitchen - with wooden double glazed window to front.

On the top floor is a large double bedroom with double glazed roof window.

Current rent received £550 pcm / £6,600 PA.

Energy Rating - C (77). Council Tax - Band A

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

Viewing
Strictly by arrangement with the agents, Tersons
01304 246111
www.tersons.com

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