

Former Ambulance Station, Winchelsea Road, Dover, Kent, CT17 9TT



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



- Former Ambulance Station
- 0.52 acre site
- Development opportunity, subject to gaining necessary consents
- Brownfield site

**Development Opportunity
Available**

7,469 Sq Ft (693.85 Sq M)

Location

The property is situated off Winchelsea Road, which is just off the Folkestone Road, close to the centre of Dover. The property is within a short walk of Dover Priory Train Station which provides regular high speed services to London St Pancras International, as well as regular services on more local routes. Dover is a coastal town and home to a major port with regular services to both Calais and Dunkirk.

Description

For Sale - Former Ambulance Station within Short Walking Distance of Dover Priory Station

Accommodation

The property comprises a warehouse area and two storey office building with basement. The property is on a 0.52 acre site.

Area	Sq M	Sq Ft
Warehouse GIA	308.52	3,321
GF Office GIA	165.72	1,784
FF Office GIA	92.45	995
Basement GIA	27.67	298
Additional Warehouse GIA	99.49	1,071
Total GIA	693.85	7,469

Method of Sale

The freehold interest in the property is available for sale (Title Number: K745397)

Guide Price

£375,000 for the freehold

Business Rates

The rateable value of the property is shown on the Valuation Office Website as follows:

RV £16,250 @ 49.9p in the £

Rates payable £8,108.75 for the year 2023/24

Finance Act 1989

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers and purchasers should satisfy themselves independently as to any VAT payable in respect of any transaction.

Legal Costs

Each side to bear their own legal and professional costs.



Viewings

Strictly by prior appointment through the Surveyors.



Matthew Sadler

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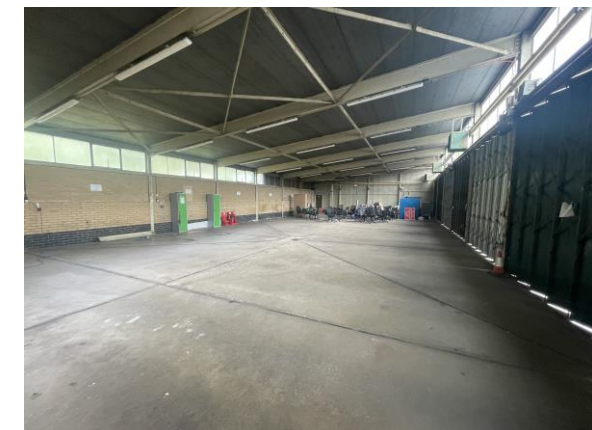
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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.