



7-8 Ladywell, Dover
£875,000

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, Dover

SUPERB 6.5% MIXED USE INVESTMENT OPPORTUNITY!

Investment overview:

mixed residential commercial investment comprising 6 one bedroom flats let on AST's and 2 shops. Residential Flats 1-6 are all let on AST's totalling £3015 pcm, Flat 6 shows the potential rental uplift available. Flat 1 let on AST at £485 pcm Flat 2 let on AST at £475 pcm Flat 3 let on AST at £475 pcm Flat 4 let on AST at £500 pcm Flat 5 let on AST at £600 pcm Flat 6 let on AST at £480 pcm The residential element is accessed by separate entrance at the rear of the property. There is a large hallway with feature oak staircase and a full height picture window. In addition there is a large (11 m²) store and meter room on the ground floor. Commercial The 2 shops are accessed from the street via a recessed covered entrance. Both shops have impressive glazed shop fronts 7 Ladywell is trading as "Prontos Pizza" under a 15 year lease (2017) at £8600 pa with 3 yearly rent reviews. There has been recent investment and refurbishment by the tenants. 8 Ladywell has recently agreed a new lease with an average income over the next five years of £953pcm.

- Two Lock Up Commercial Shops
- Impressive Building
- Freehold Investment
- EPC's Available
- Business Rates Available
- Six Residential Flats
- Seperate Meter Room
- Accesible Via The Rear





Ground Floor Pizza Restaurant

Ground Floor Hairdressing Salon

Main Sales Area

26' 8" x 25' 6" (8.13m x 7.77m)

Staff Room

10' 10" x 9' 10" (3.30m x 3.00m)

Flat One

Bedroom One

9' 1" x 8' 6" (2.77m x 2.58m)

Lounge/Kitchen

12' 2" x 15' 7" (3.70m x 4.76m)

Bathroom

5' 6" x 7' 10" (1.67m x 2.40m)

Flat Two

Living Room/ Lounge

22' 9" x 12' 0" (6.93m x 3.65m)

Bedroom One

9' 1" x 8' 6" (2.77m x 2.58m)

Bathroom

4' 11" x 8' 6" (1.50m x 2.60m)

Flat Three

Bedroom One

7' 7" x 11' 11" (2.30m x 3.64m)

Lounge

13' 1" x 16' 0" (4.00m x 4.88m)

WC

4' 11" x 8' 6" (1.50m x 2.60m)

Flat Four





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure