



35 High Street, Deal

Guide Price £310,000



35 High Street

Commercial Investment With Future Potential!

Presenting a freehold commercial investment currently let to Lavender & Blackberry of Deal Ltd on an initial five year term from 01/05/2023 at a passing rent of £21,000pa, FR&I, outside of the act.

The landlords have also had planning permission granted for Conversion of first floor and attic space to residential (Use Class C3) with erection of second floor rear extension, alterations to roof, alterations to shop front, and replacement windows - Planning ref 23/01009.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- EPC Rating C
- 5 Year Lease Agreed
- £21,000pa Income
- Planning Permission Granted For First Floor Residential
- 3kW(p) solar system







Miles & Barr

1 The Links, Herne Bay - CT6 7GQ

01227 499 500

commercial@milesandbarr.co.uk

www.milesandbarr.co.uk/

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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure