



Pandoras Box, 25 Beach Street

Guide Price £750,000



Pandoras Box

25 Beach Street, Deal

Welcome to a rare opportunity to invest in a Deal Seafront Landmark. This commercial and residential property would provide 2 income streams with the retail outlet on the ground floor and a separate 2-bedroom apartment above. This property has plenty of character and spectacular sea views.

Deal locals and holidaymakers alike will instantly recognize this striking seafront landmark.

Now you've got a chance to take on this versatile period property, which has a history dating back hundreds of years.

THE PROPERTY

The ground floor is currently being used as a retail business, with living accommodation above that has internal and separate access. But there's plenty of ways you could use this charming period property.

One of its finest features, which will make it attractive however it's used, is the unbeatable location.

It has stunning sea views (on a clear day you can see across to France) and is in a popular part of town, right next to the historic pier.



Pandoras Box

The ground floor is currently being used as a retail business, with a 2-bedroom accommodation above that has internal and separate street access, allowing flexibility for your rental or own use plans.

OPPORTUNITIES

There are many ways you can utilise and benefit from additional income:

Rent out both areas of the property with a potential of 13.3% + ROI

Live in and run your business from the ground floor outlet.

Live in and rent out the shop to bring in additional income.

Run your business from the ground floor and rent out the accommodation, either as a (BTL) Buy to Let or (FHL) Holiday Let which would also provide you with your very own seaside getaway!

The location is perfect if you decide to enter the lucrative holiday let market to take advantage of the UK 'staycation' boom and will attract a premium rate all year round.

The unbeatable, prominent position will give any business high exposure, looking to serve locals and tourists on the seafront, opposite the historic pier.



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The whole property is dripping in period charm, with exposed ceiling beams throughout and gorgeous casement windows in the two ground floor bay windows.

The first floor includes a spacious lounge dining room with a fireplace and raised bay window to the front, giving wonderful sea views.

The kitchen at the rear is homely and welcoming, combining the best of old and new. And there's plenty of space for a dining table or perhaps a kitchen island.

There's also a shower room on this level.

The top floor has two further double bedrooms, the front bedroom giving wonderful sea views. And there's a handy separate WC.

If you do decide to alter the building, you'll need to be mindful of the Article 4 rules which are in place to maintain the traditional look of the Conservation Area.

Chances are you wouldn't want to change much to the exterior anyway, instead you'd be better served by concentrating your efforts (and budget) on the internal layout or use.



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OUT AND ABOUT

This imposing three storey end terrace sits at the gateway from the seafront to the narrow streets that make up Deal's Middle Street Conservation Area.

The traditional character and feel of the 'smugglers lanes' have been preserved, surely one reason why this is such a well-loved & popular part of this historic maritime town.

If you're looking to enjoy a peaceful life by the sea and want to avoid the worst excesses of a noisy "seaside resort", Deal may be just the place for you.

There's an awful lot of history contained in these higgledy-piggledy streets.

There's also a lot of fantastic seafood restaurants, independent shops, pubs & coffee shops. Not to mention a selection of galleries and antique shops which cater for a discerning clientele.

Do you dream of adding to the fabulous range of attractions or creating a superb place to live and enjoy the best that Deal has to offer? Or both?

Being right on the seafront means the beautiful pebble beach is literally on the other side of Beach Street.

It's also less than a minute's walk up the promenade to the Grade II listed pier.



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The promenade is great for a brisk morning walk with the sunrise or an evening stroll – it extends around a mile to the north towards the golf club or south down to Walmer.

If you prefer country walks and historic sites to strolls along the prom, there's plenty of choice nearby, including Walmer Castle and the nearby Deal battlements.

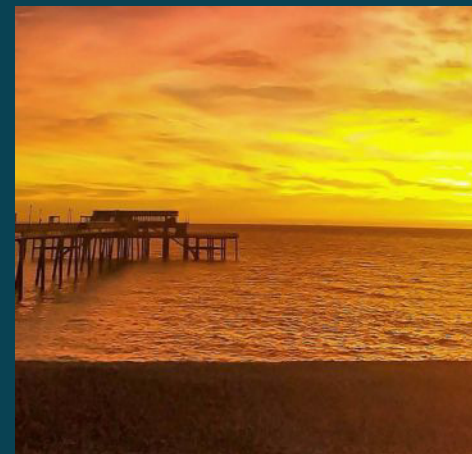
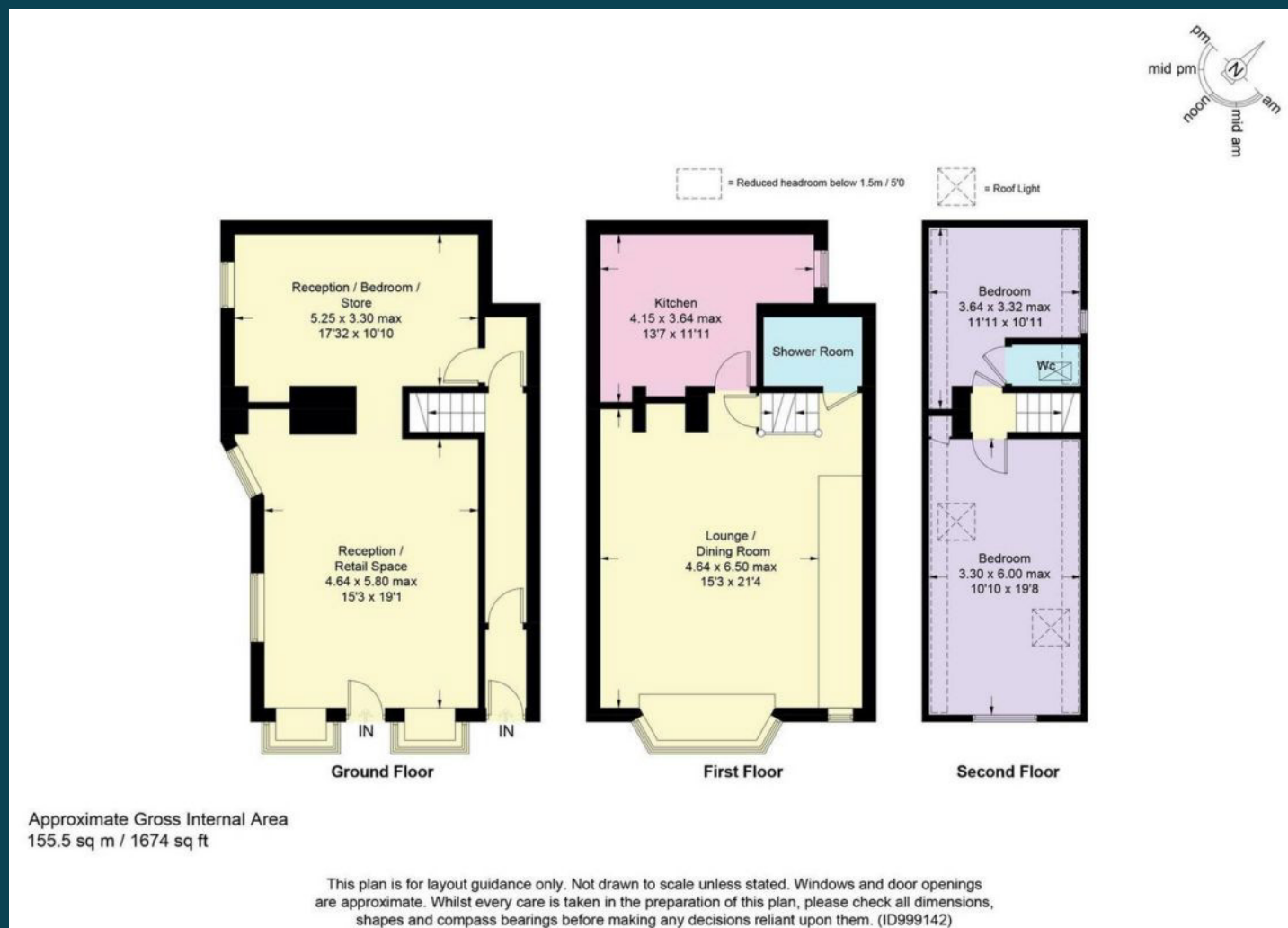
For those who favour walks over immaculately mowed fairways and manicured greens, there's the Royal Cinque Ports and Walmer & Kingsdown golf clubs.

Royal St George's, Sandwich (which has hosted 15 Open Championships, dating back to 1894) is less than a 20-minute drive away.

Its coastal location means you or your Airbnb guests may want to use it as a base for foreign day trips. Both the port at Dover and the Eurotunnel terminal at Folkestone are only a short drive away.

This is a spacious and versatile period property that's in a great seafront location.

You may be looking to develop the property into the perfect place to enjoy a slower pace of life by the sea, or you might be thinking more about a convenient home away from home.





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Commercial & Residential Deal Seafront Landmark with versatile layout and plenty of options. It currently consists of a ground floor retail shop and a two storey apartment with its own access.

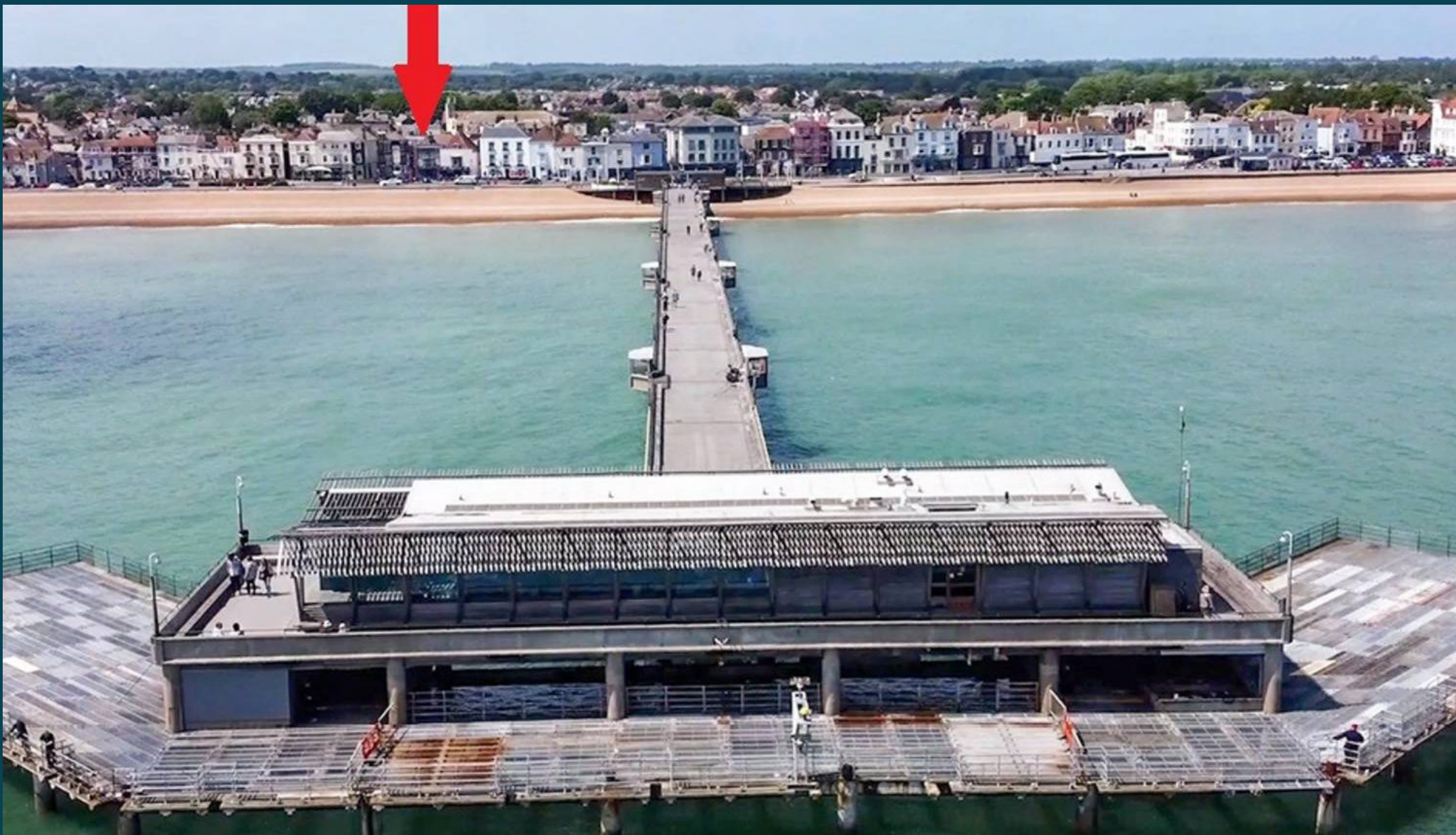
- CHAIN FREE
- Ground floor retail opportunity
- Premier Location
- 2 storey 2 bed apartment with separate access
- Spectacular sea views
- Opposite the Beach & Historic Pier
- Versatile 3 storey layout
- Great Transport Links to London

It's less than 90 minutes from London. That could be handy for you but also gives access to millions of potential guests looking for a convenient coastal getaway.

And don't forget you would then have your very own seaside getaway at your disposal, whenever you fancy a quiet weekend away...

... there's every chance you could fall head over heels in love with this property and what it could do for you!

Will you work and live here? Will you live here and rent out the shop? Will you convert the shop into accommodation? Will you create a holiday let business? Or are you an investor purely looking for a long-term commercial investment? If you're already buzzing with excitement and ideas you don't want to miss out on the chance to see it for yourself! All viewings are strictly by appointment, so please contact me to arrange your tour and to chat through your plans.



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