Lovetts
PROPERTY SERVICES

177 Northdown Road,
Cliftonville, CT9 2PA
01843 230 960

Price

£299,995

Freehold

0 x

0 x

0 x

Queen Street, Deal, Kent, CT14 6EY

An attractive and versatile commercial property situated in a prominent position on Queen Street, Deal, offering spacious accommodation arranged over four floors, together with a private rear garden.

The property is accessed via the ground floor, which provides a welcoming entrance with a spacious reception room immediately to the left. Beyond the reception is a large conference room, providing an excellent space for meetings, presentations or additional workspace. The ground floor also benefits from access to the private garden to the rear.

The basement provides further useful accommodation, including a kitchen area and a front office/storage room. Subject to the necessary consents and alterations, there is also potential to create a self-contained residential flat within the basement, offering an interesting opportunity for future owner-occupiers or investors.

The first floor comprises two generously proportioned offices, while the top floor provides a further office together with a small kitchenette. The top-floor office benefits from attractive vaulted ceilings, creating a particularly spacious and characterful working environment.

The property is currently let to existing tenants on a lease running until 2027, providing an income-producing investment opportunity from the outset. The current rental income is available on enquiry

With its flexible accommodation, private outside space, prominent town-centre location and potential for alternative use, the property is likely to appeal to investors, owner-occupiers and businesses seeking substantial commercial premises in Deal.

ZOOPLA rightmove OnTheMarket

Lovetts Birchington LTD. Trading as Lovetts Property Services
Registered office - 177 Northdown Road, Margate, Kent, CT9 2PA
Reg. In England No. 4264378 No. 785 158296
Directors: Richard Crosby & Tracey Crosby

The Property Ombudsman

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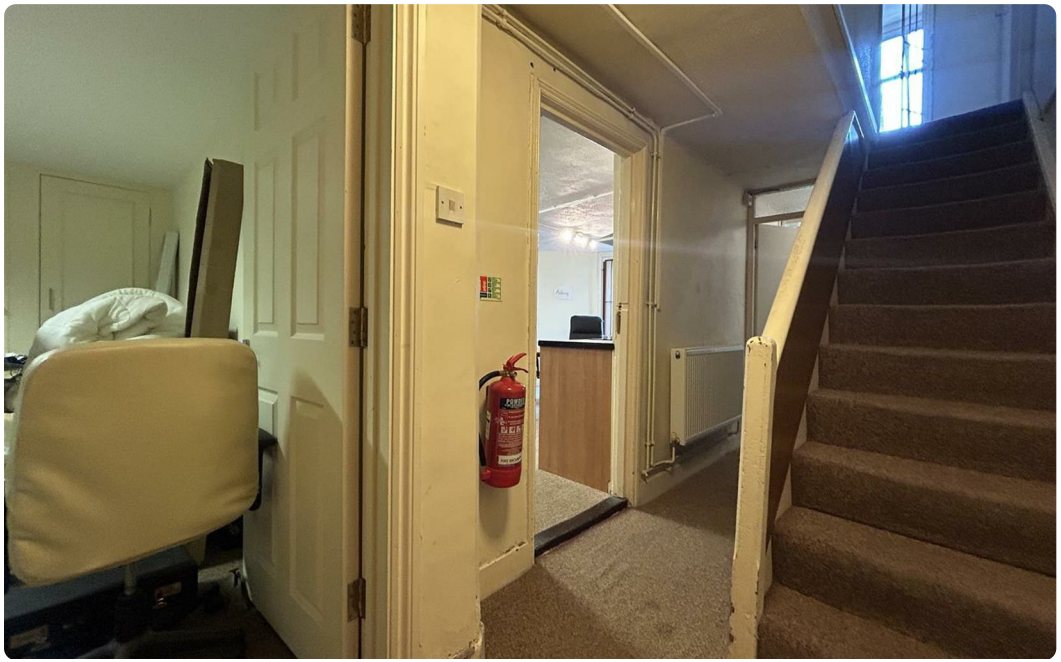
- EPC Rating - TBC
- Commercial Premises
- Garden to Rear
- Arranged Over Four Floors
- Currently Let



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Energy Efficiency Rating

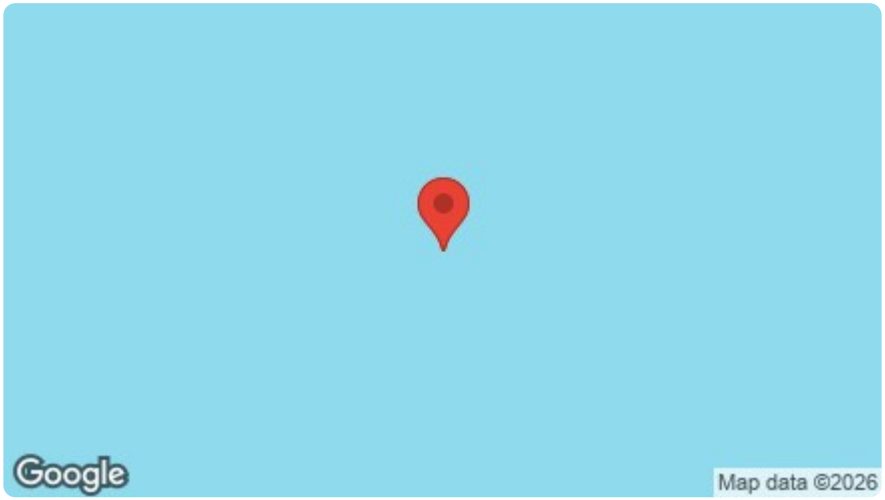
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC



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