





16 CASTLE STREET, DOVER, CT16 1PW

GUIDE PRICE £400,000

- Grade II listed mid-19th century period building
 - Prominent position on historic Castle Street
- Approx. 3,212 sq ft (298.59 sq m) gross internal area
- Property arranged over four floors, with three floors currently configured as office suites
- Top floor configured as a self-contained one-bedroom apartment
- Flexible layout suitable for single occupier or multi-let use
- Scope for residential or mixed-use conversion (STPP & LBC)
 - Attractive yellow brick façade with sash windows
- Located in Dover town centre close to amenities with great access to mainline station, port and A2/M2 connections
- Offers are invited in writing by 12pm on Thursday 12th March on an informal tender basis.





ABOUT THIS BUILDING

16 Castle Street, Dover, Kent
Grade II Listed Freehold – Prominent Town
Centre Opportunity

An attractive Grade II listed period building occupying a prominent position on historic Castle Street in the heart of Dover. Forming part of an elegant mid-19th century terrace, the property features a classic yellow brick façade, sash windows and traditional architectural detailing.

The building is currently arranged as separate office suites over basement, ground and first floors, providing a range of well-proportioned rooms suitable for professional or administrative use. The top floor is presently configured as a self-contained one-bedroom apartment, offering additional income potential or flexibility of use. The property also benefits from lined drains and a new fire alarm system installed in 2025.

In total the property extends to approximately 3,212 sq ft (298.59 sq m) gross internal area, as shown on the attached floor plan.

The property offers excellent versatility and, subject to the necessary planning and listed building consents, could suit:

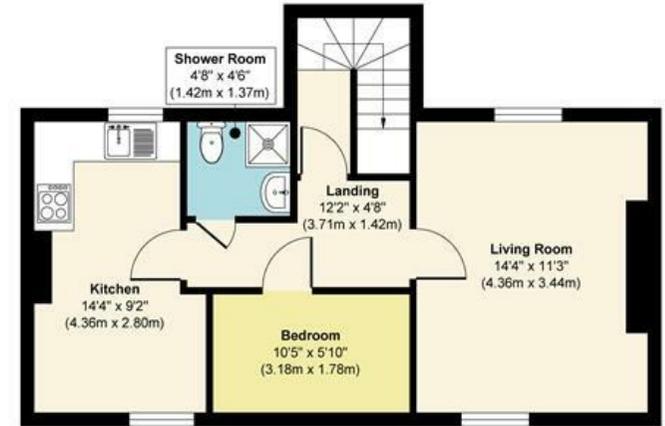
- Continued multi-let office and residential investment
- A single substantial headquarters building
- Conversion to apartments or HMO

Commercial EPC = D (77)
Top Floor Flat EPC = D (64)





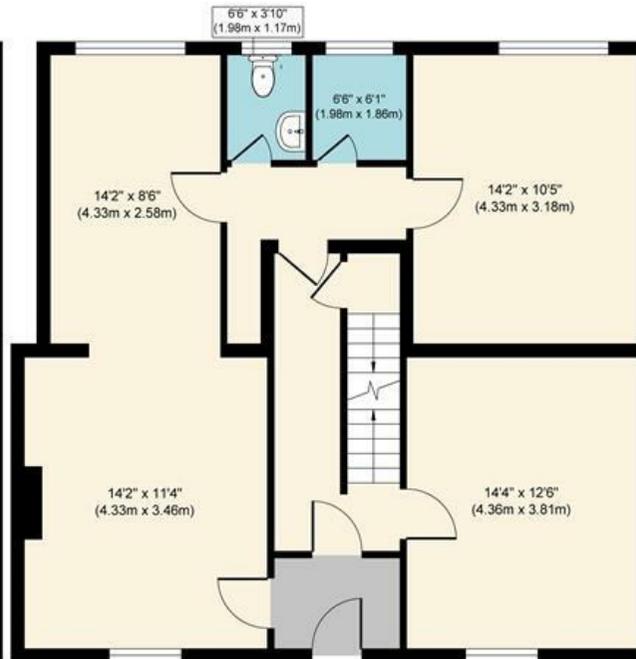
16 Castle Street, Dover



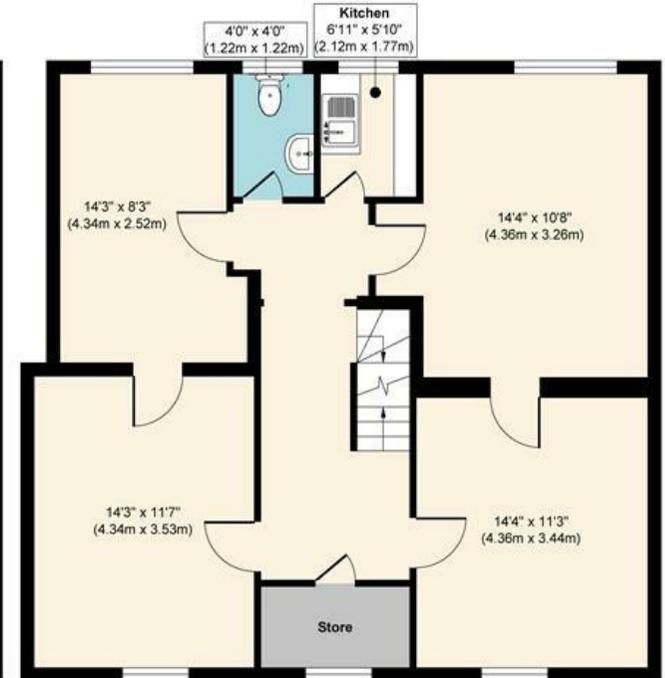
Second Floor
Approximate Floor Area
464 sq. ft
(43.16 sq. m)



Basement
Approximate Floor Area
1010 sq. ft
(93.87 sq. m)



Ground Floor
Approximate Floor Area
869 sq. ft
(80.78 sq. m)



First Floor
Approximate Floor Area
869 sq. ft
(80.78 sq. m)

Approx. Gross Internal Floor Area 3212 sq. ft / 298.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

Castle Street is one of Dover's most established and historic addresses, positioned within the town centre and forming part of a well-regarded terrace of period buildings. The property is within walking distance of the main retail core, cafés, restaurants and professional services, together with Dover Priory mainline railway station, offering High Speed services to London St Pancras.

Dover is a key coastal town in Kent, internationally recognised for the Port of Dover and the iconic White Cliffs. The town benefits from strong road connectivity via the A2/M2 to Canterbury and London, and the A20 to Folkestone and the M20. Ongoing regeneration initiatives and investment within the town centre and waterfront continue to enhance Dover's appeal for both commercial and residential occupation.

The immediate area comprises a mix of professional offices, residential accommodation and independent businesses, making it well suited to continued commercial use or potential residential conversion, subject to the necessary consents.





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