



269, 269A & 271 London Road, Deal, Kent

Guide Price £495,000 FREEHOLD



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £495,000

Welcome to an opportunity to purchase the freehold and invest in a popular and well-known Commercial Premises on one of the busiest main roads in Deal, Kent. This commercial and residential property has two main functions of a take-away premises, and a large flat, currently providing an annual income.

**OPPORTUNITY**

This is a fully let commercial food takeaway premises with a 4-bedroom flat above - 17,800k per annum on a term of 20 years from 28th July 2008 to 27th July 2028.

**THE PROPERTY**

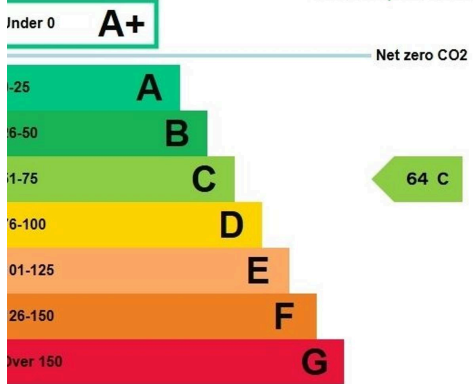
**GROUND FLOOR**

The ground floor is currently being used as a takeaway business, with large storage areas and vast kitchen facilities and a good-sized shop area for customers. There is parking for 2-3 vehicles next to the take-away entrance, separate access to the rear kitchen section, perfect for deliveries and further separate access to the large storage facility at the front of the building. All areas of the downstairs food preparation, storage, catering, and shop are all accessible internally.

This large, detached building has attractive arched windows to the main shop and a concave tented roof.



This property's energy rating is C. 269 - 269A London Road Takeaway Premises





### ACCOMMODATION

The large flat comprises of 3 bedrooms and 2 reception rooms, a kitchenette and shower room. The main reception room (currently being used as a bedroom) has a fireplace and dual aspect windows.

The second reception/dining room has access onto a balcony.

The flat has separate external access only, allowing flexibility for any future use plans.

### OUT AND ABOUT

Due to the location of this premises, there is easy access for walking, driving, and taking public transport from the bus stop opposite the outlet.

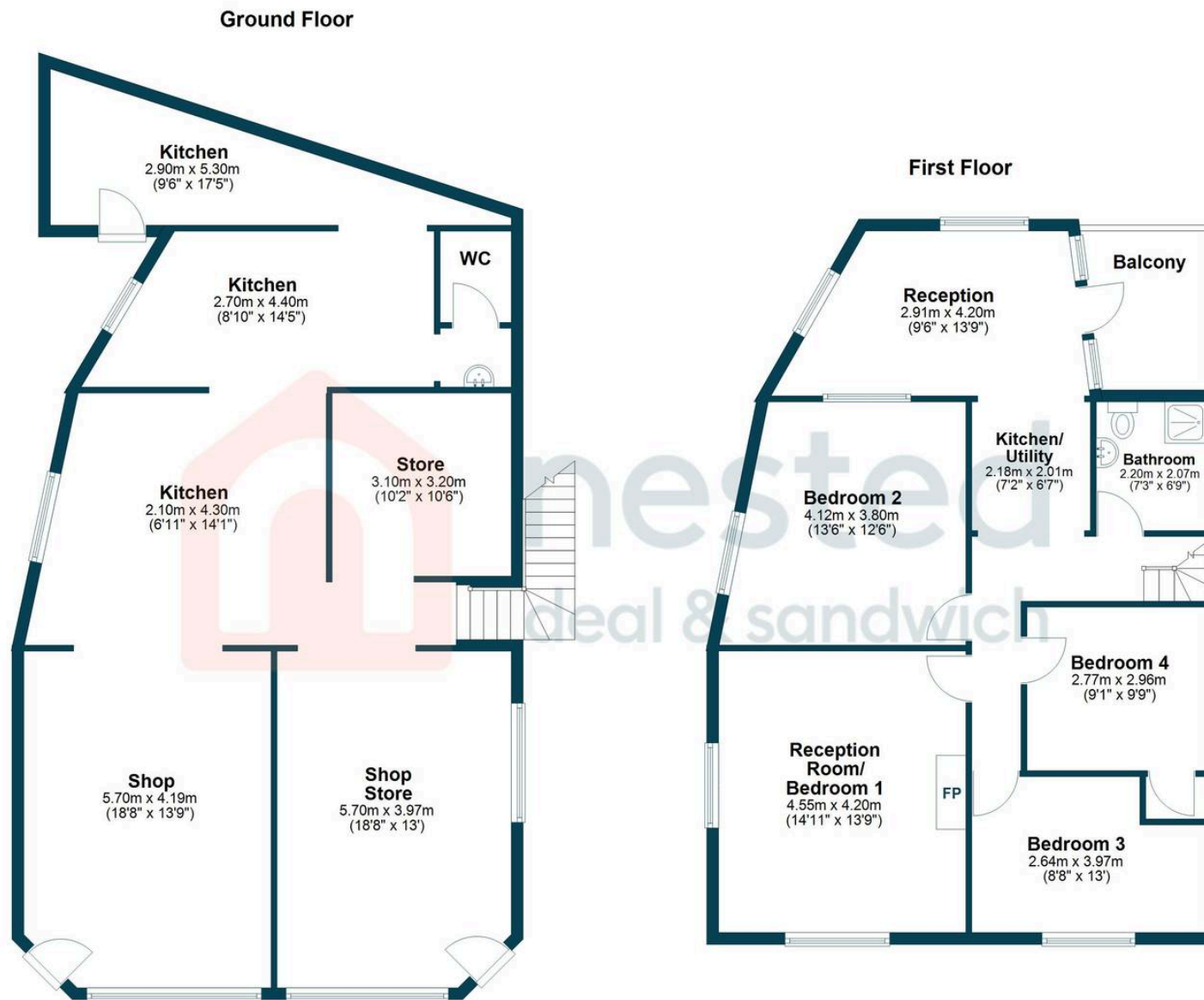
This popular takeaway services Deal locals and visitors to the town with its busy short- and long-term tourism.

Deal's town centre and seafront with its historic pier, is ideal for a wander, with plenty of independent shops and places to explore.

If you enjoy being outdoors, the promenade stretches for around a mile north towards the golf club, or south to Walmer—perfect for a brisk morning walk or an evening stroll to catch the sunset.

Golfers are well served too, with Royal Cinque Ports and Walmer & Kingsdown Golf Club close by. Royal St George's in Sandwich—host to 15 Open Championships, dating back to 1894—is less than a 20-minute drive away.

Deal is an ideal base for European adventures, with Dover and the Eurotunnel terminal at Folkestone both within easy reach by car and London is under 90 minutes away by Hi Speed Train.



Total area: approx. 193.7 sq. metres (2085.1 sq. feet)

## Nested Deal

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