

www.milesandbarr.co.uk/referral-fee-disclosure

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
(81-91)	(92 plus)
Energy efficient - lower running costs	
B	B
(61-80)	(81-91)
Average energy efficiency - lower running costs	
C	C
(41-60)	(61-80)
Below average energy efficiency - higher running costs	
D	D
(21-40)	(41-60)
Not energy efficient - higher running costs	
E	E
(11-20)	(21-40)
F	F
(1-10)	(11-20)
G	G
(1-10)	(11-20)
EU Directive 2002/91/EC	
England & Wales	



4 High Street, Dover, Kent, CT16 1DJ
t. 01304 202111 e. dover@milesandbarr.co.uk
YOUR PROPERTY AGENT
miles & barr

23 HIGH STREET, DOVER



23 HIGH STREET
DOVER

OFFERS OVER £160,000

- No forward chain
- Ideal Freehold investment purchase
- Spacious accomodation
- Shop unit
- Five bedrooms

LOCATION

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders. Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate. In 2018, a 6 screen Cineworld Cinema and leisure element including Restaurants with well-known shops will be opened at St James.

ABOUT

SUPERB INVESTMENT, SHOP WITH FIVE BEDROOM FLAT - FREEHOLD! CHAIN FREE!

For Sale by Modern Method of Auction, with a Starting Price of £160,000 plus Reservation Fee.

- ALL BUYERS WELCOME, INCLUDING MORTGAGE PURCHASES.

A generous size retail shop on a busy High Street road with excellent fixtures and fittings with good size living accommodation across the two further levels. The first floor you have a kitchen, lounge and bedroom. The second floor has two bedrooms and a bathroom, on the top floor there are a further two bedrooms. There is also the added benefit of a large rear garden, double glazing and central heating. The property benefits from excellent communications with Dover, and the fast track train station within close proximity. To arrange an appointment to view call Miles and Barr Commercial

For sale by the modern method of auction, buyers fees apply – Starting bid of £160,000

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence

DESCRIPTION

Kitchen 17'3 x 4'7 (5.26m x 1.40m)

Dining Room 13'8 x 9'5 (4.17m x 2.87m)

Lounge 11'5 x 11' (3.48m x 3.35m)

Bathroom 9'7 x 4'7 (2.92m x 1.40m)

Bedroom One 9'4 x 9'3 (2.84m x 2.82m)

Bedroom Two 12'4 x 11'7 (3.76m x 3.53m)

Bedroom Three 12'4 x 9'11 (3.76m x 3.02m)

Bedroom Four 12' x 9'7 (3.66m x 2.92m)

