

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 (81-91)	A (82 plus)
		B (69-80)	
		C (55-68)	
		D (40-54)	
		E (29-39)	
		F (13-28)	
		G (1-12)	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

noed propertymark

PROTECTED

aria propertymark

PROTECTED

Relocation network

PROTECTED

4 High Street, Dover, Kent, CT16 1DJ

01304 202111 e. dover@milesandbarr.co.uk

YOUR PROPERTY AGENT

miles & barr

4 PARK PLACE, DOVER



4 PARK PLACE
DOVER

£275,000

- Investment Opportunity
- Commercial Finance Options Available
- Centre of Town
- Parking at Rear
- Open to SELLING BUSINESS ALSO
- Would require Commercial Mortgage or Cash
- EPC Rating - E
- Mixed Use Commercial Property

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 opened at St James. There are nine secondary level schools, sixteen primary schools and two schools for special education as well as non-selective secondary schools including Astor College, St Edmund's Catholic School and Dover Christ Church Academy. Dover Grammar School for Boys and Dover Grammar School for Girls are the main grammar schools for the town.

ABOUT

COMMERCIAL PROPERTY INVESTMENT OPPORTUNITY WITH OPTION TO PURCHASE VACANT OR WITH TENANT IN SITU
6+% YIELD - COMMERCIAL FINANCE OPTIONS AVAILABLE
Miles & Barr Commercial are delighted to bring to market this terraced property in Dover that comprises a commercial premises split over multiple floors with living accomodations above. With the potential to split the property as an investment with multiple incomes, or one, or owner occupier.

The property is currently set up as a beauty clinic (E usage class) providing a range of treatments and procedures from nails to accupuncture and aethetics to chiropractics. The business is owner occupied and has been since 2008 with a longstanding client base of customers.

If a buyer would be interested in purchasing the existing business from the owner, these negotiations can take place. Furthermore if a buyer would be interested in purchasing the building with a 'sale&leaseback' arrangement the current owner would rent the property back with a 10-year lease at £1500 pcm.

Usage class reformation in September 2020 has meant that this property on Park Place can be used for a number of commercial ventures from retail to cafe and office to indoor recreation incorporating historic classes A1,2,3 B1,2 D,1,2.

On the ground floor you will find a large retail space along with a further smaller retail room. The property boasts parking to the rear and is currently undergoing refurbishment on the ground floor to create a larger and more improved kitchen and utility facility. Completing the ground floor is a staff area and WC. The first floor has been utilised well with four treatment rooms, a WC and full shower room. The top floor of the property has living accomodation.

DESCRIPTION

Shop 25'8 x 13'5 (7.82m x 4.09m)

Store Room 10'2 x 6'9 (3.10m x 2.06m)

Dining Room 12'3" x 10'3" (3.73m x 3.12m)

Kitchen 11'4" x 5'7" (3.45m x 1.70m)

Staff WC

Room 1 9'3" x 10'4" (2.82m x 3.15m)

WC

Bathroom 8'7" x 4'11" (2.62m x 1.50m)

Office 13'8" x 6'5" (4.17m x 1.96m)

Room 2 12'3" x 8'9" (3.73m x 2.67m)

Room 3 12'3" x 8'8" (3.73m x 2.64m)

Master 12'3" x 16'11" (3.73m x 5.16m)

Bedroom 2 12'11" x 11'0" (3.94m x 3.35m)

