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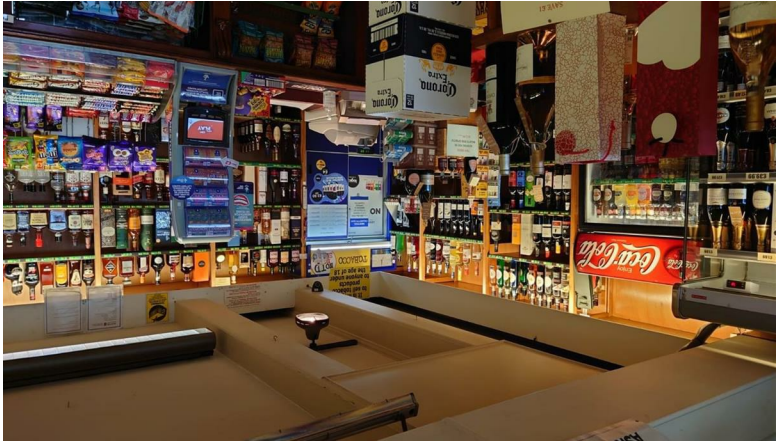
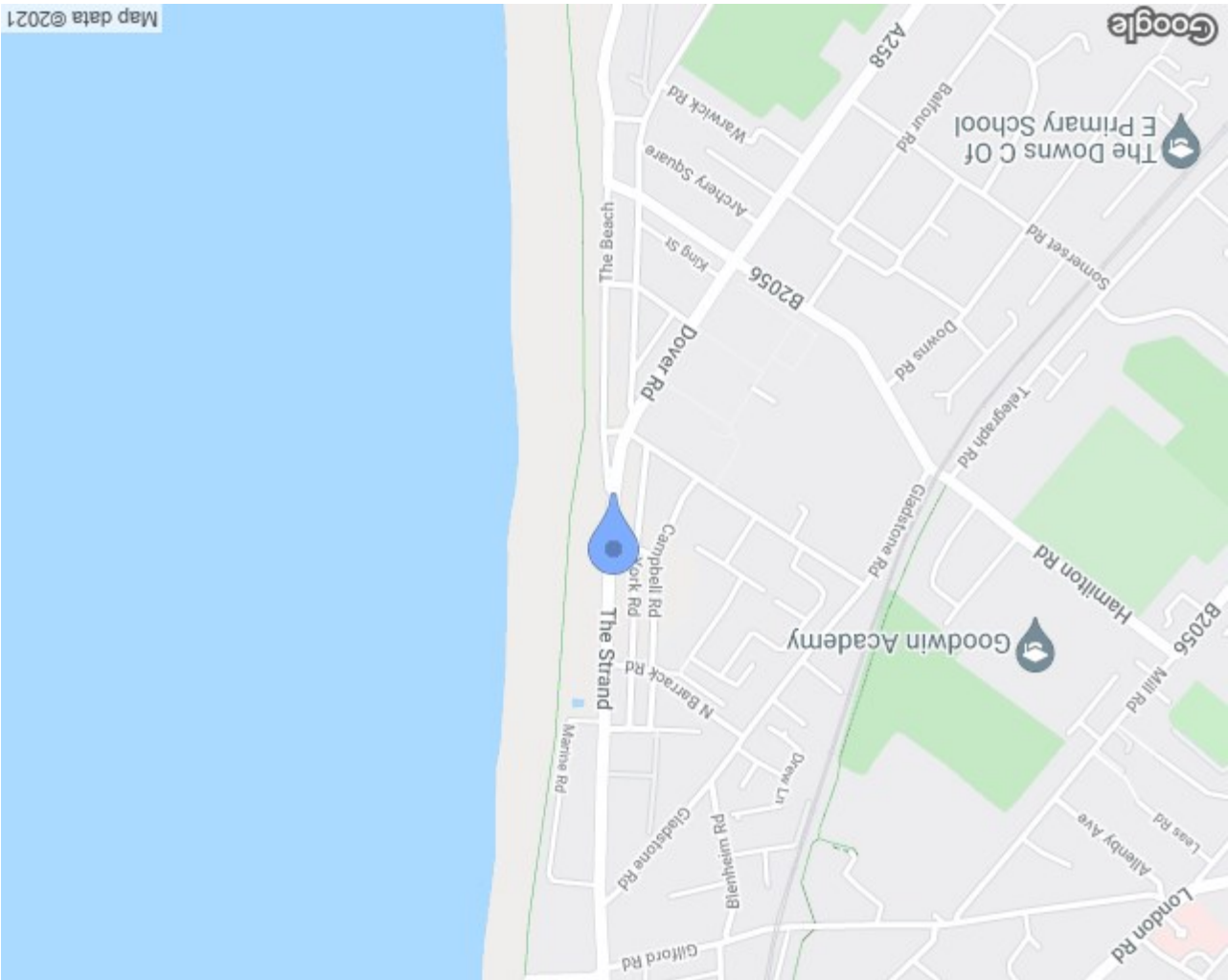
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**innovation House Invitation Way, Sandwich, Kent, CT13 9FF**  
**t. 01227 499500 e. Commercial@milesandbarr.co.uk**



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**COMMERCIAL 6 THE STRAND**

**£495,000**



- Commercial Property
- Flat Above
- Sea Views
- Tenanted Ground Floor
- Long Commercial Lease
- In Need Of Modernisation

LOCATION

Deal is a town situated in Kent, which lies on the English Channel, eight miles north-east of Dover and eight miles south of Ramsgate. This former fishing and mining town became a 'limb port' of the Cinque Ports in 1278 and grew into the busiest port in England. In 1968, "Middle Street" was the first Conservation Area in Kent, its quaint streets and houses a reminder of its history along with many ancient buildings and monuments including, most notably, Deal and Walmer Castles . Today it is a seaside resort with its award-winning High Street, high-speed train Links to St Pancras and independent shops. An array of cafes and pubs sit along the picturesque seafront that is home to a sweeping pier.

ABOUT

Miles & Barr Commercial are delighted to bring to market this freehold commercial property of mixed use, overlooking the sea in Walmer, Kent. On the ground floor is a tenanted commercial unit, trading as a liquor store with 8 years remaining on a 10 year lease. The residential aspect is being sold vacant.

Above the retail space is a large (approximately 1,158 sq ft) 4-bed maisonette with views overlooking the sea from the first floor lounge and two of the second floor bedrooms. On the first floor there is a lounge, kitchen, office, WC and bedroom. On the second floor there are three further bedrooms and a family bathroom. The maisonette also boasts a 150 sq.ft secluded balcony to the rear.

DESCRIPTION

- First Floor
- Lounge 20'5" x 17'5" (narrowing to 12'9") (6.24 x 5.326 (narrowing to 3.899))
- Kitchen 9'11" x 11'0" (3.028 x 3.375)
- Landing/Office 9'6" x 11'9" (2.919 x 3.585)
- WC 3'4" x 5'9" (1.025 x 1.775)
- Bedroom 15'0" x 10'4" (4.587 x 3.158)
- Balcony 18'8" x 8'3" (5.708 x 2.517)
- Second Floor
- Bedroom 12'10" x 9'6" (3.927 x 2.909)
- Bedroom 11'7" x 10'2" (3.539 x 3.104)
- Bedroom 11'3" x 9'9" (3.439 x 2.988)
- Family Bathroom 6'1" x 9'8" (1.856 x 2.968)

