



NO 11 PARK STREET
DEAL

£399,995

- No Onward Chain!
- Town Centre Location
- 1 Bed Maisonette

- Ideal Investment
- Offices and Accommodation
- Sold as Freehold

ABOUT

IDEAL INVESTMENT OPPORTUNITY!

Miles & Barr Commercial are pleased to market this freehold building arranged over four floors and offers offices along with accommodation.

This deceptively spacious property is set in the Town Centre, Seafront and the Train Station which has High Speed links to London and is also being sold with NO ONWARD CHAIN.

The commercial unit has recently traded as an insurance broker with three spacious rooms all of which are used as offices with a large walk-in storage cupboard, kitchenette and two toilets. There is accommodation to the lower ground floor that comprises of two rooms and a shower room.

The maisonette flat is self-contained and arranged over the top two floors offering a living room, kitchen/breakfast room, bathroom and a bedroom. The property is being sold freehold and can be used in its current office/residential configuration or has the potential for future use as a private residential dwelling or for development into three/four residential flats.

Viewings can be arranged by calling Miles and Barr who are acting as Sole Agents.

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.

DESCRIPTION

** Lower Ground Floor**

Staff Room 13'03 x 3'06 (4.04m x 1.07m)

Meeting Room 11'02 x 9'09 (3.40m x 2.97m)

Shower Room 7'07 x 7'05 (2.31m x 2.26m)

** Ground Floor**

Front Room 19'05 x 11'11 (5.92m x 3.63m)

Middle Room 12'01 x 13'06 (3.68m x 4.11m)

Back Room 20'10 x 15'05 (6.35m x 4.70m)

Utility/WC 9'11 x 4'10 (3.02m x 1.47m)

Server Room 4'10 x 7'09 (1.47m x 2.36m)

** First Floor**

Kitchen 13'07 x 10'03 (4.14m x 3.12m)

Lounge 13'11 x 11'09 (4.24m x 3.58m)

Bathroom 6'02 x 10'09 (1.88m x 3.28m)

** Top Floor**

Bedroom 15'03 x 11'02 (4.65m x 3.40m)



44/46 Ramsgate, Kent, CT11 9EF

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



In accordance with the Property Misdescriptions Act (1991) 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 and should not be relied upon for the purchase of carpets or any other fixtures or fittings.