



**Sealeys**  
Walker ■ Jarvis

**(01474) 369368**



**147a Dover Road**  
Northfleet, Gravesend, DA11 9QQ  
**Offers Over £230,000**



- Mixed Use Unit For Sale
- Current Expected Annual Return over £30,000
- Great Investment Opportunity
- Detached Property
- Vacant Commercial Unit Measuring (912 SqFt)
- 2 x 1 Bedroom Apartments
- Roller Shutter To Commercial Space
- 1.4 Miles From Ebbsfleet Station

#### FOR SALE

Offers over £230,000

#### LOCATION DESCRIPTION

Situated on the corner of Dover Road and Vale Road in Northfleet, only 1.4 Miles away from Ebbsfleet International Train Station with excellent links to London (Ebbsfleet to St. Pancras International around 18 Minutes). The A2 is only 1.8 miles away with excellent links to London, The M25 and Bluewater Shopping Centre.

#### PROPERTY DESCRIPTION

Ground floor vacant commercial unit with three phase power. Measuring - 84.75 SqM (912 SqFt)

2 x 1 bedroom flats on the first floor - both vacant.

Estimated annual rent for all units over £30,000 per annum - subject to market conditions.

#### AGENTS NOTES

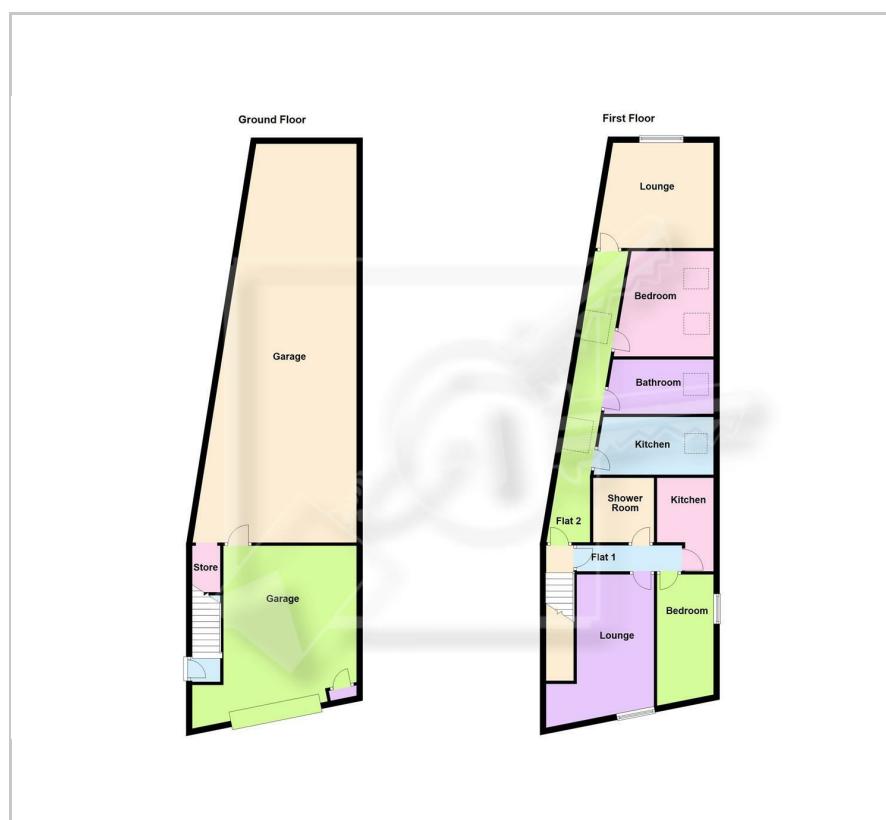
Part of the floor plan has been supplied by the vendor. Image is for illustration purposes only.

#### RESIDENTIAL EPC's

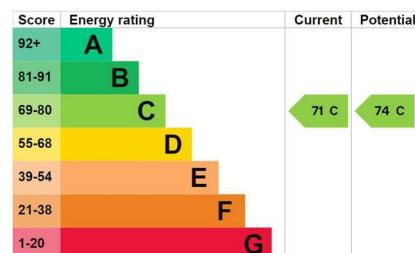
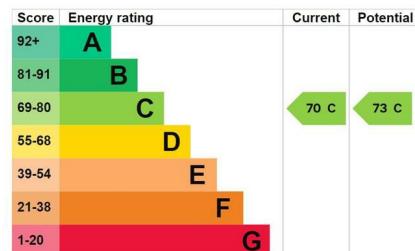
The Hideaway 147a Dover Road - 'C' Rating

The Sanctuary 147a Dover Road - 'C' Rating

#### Floor Plan



#### Energy Efficiency Graph



#### Viewing

Please call our Commercial Department on (01474) 369368 or Email: [commercial@sealeys.co.uk](mailto:commercial@sealeys.co.uk) if you would like to arrange a viewing for this property or require further information.

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.