



Property Details



the voice of experience

Offers In The Region Of

£250,000



9 Bench Street, Dover, CT16 1JH

Set in Bench Street which is close to the new St James Development in Dover. The property is also close to the underpass which gives access to the seafront at Dover. It could therefore be said that the property is in a busy and improving area of Dover Town Centre.

- **Freehold for Sale**
- **All fixtures and fittings included**
- **Close to St James Development**
- **Ground Floor Fish and Chip Shop**
- **1st & 2nd Floor Residential Accommodation**

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

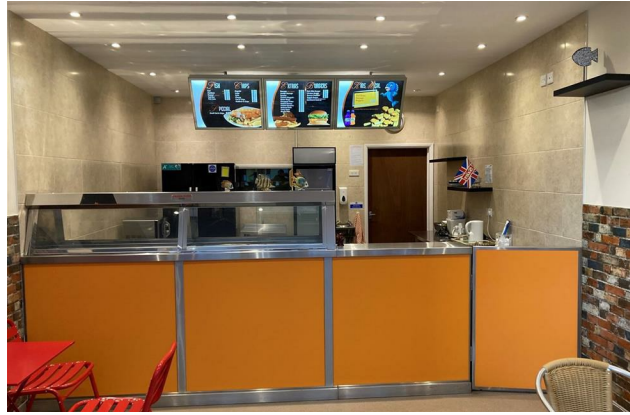
Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



www.tersons.com
29 Castle Street, Dover, Kent, CT16 1PT



To arrange a viewing please call **01304 246111**



This end of terrace unit offers retail accommodation to the ground floor and basement with residential accommodation over. The residential accommodation cannot be separately accessed but is accessed through the shop. There is a small rear yard. The property is an established Fish and Chip shop with a high efficiency filtration system Henry Ford 2 pan range. All the equipment included in the price. The business is waiting for someone with drive and ambition to take forward the property in what should become a busy area of Dover.

Ground Floor

Shop

336 sq ft / 31.2 sq mt. The current owner has only opened on a seasonal basis and limited hours. We understand that there is the scope to open for longer hours all year round. We understand that there is the possibility to apply for a pavement licence to provide outdoor seating.

Preparation Area

91 sq ft / 8.46 sq mt

Rear Store Room

170 sq ft / 15.85 sq mt

Ground Floor W.C.

Basement

Chipping Area

150 sq ft / 13.97 sq mt

Store Area 1

76 sq ft / 7 sq mt

Store Area 2

202 sq ft / 18.78 sq mt

1st Floor

Kitchen

13'2" x 13'2" (4.02 x 4.01)

Living Room

13'5" x 18'0" (4.08 x 5.48)

2nd Floor

Bedroom

13'4" 15'3" (4.06 4.65)

Bedroom

8'1" x 13'2" (2.46 x 4.02)

Bathroom

Services

Mains electricity, water and drainage.

Freehold

The freehold of the building is available for Offers in the region of £250,000 which includes all fixtures and fittings.

Legal Fees

Each party to bear their own legal fees.

Ratable Value

£2,650 for the commercial area.
Council Tax Band A for the residential area.

Energy Performance Certificate

EPC Rating Band D on Shop

EPC Rating Band F on Flat

Viewing

By appointment with Tersons, 27-29 Castle Street, Dover. Tel 01304 246 115 (www.tersons.com) or by email at commercial@tersons.com / niki@tersons.com / ashley@tersons.com

All prices quoted are exclusive of VAT. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchase should satisfy themselves as to the fitness of such equipment for their requirements.

