



Freehold

£400,000

52 Castle Street
Dover
Kent
CT16 1PJ

Investment Property in historic Castle Street, with easy access to Town Centre

Local Information

Located 0.2 from the centre of Dover.



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.

Property Details

Accommodation

Blakes of Dover is a long established cellar bar and restaurant with rooms.

There are 4 letting rooms with shower rooms.

A thriving bar/restaurant with kitchen & cloakrooms and beer garden with covered terrace.

Also, a 1 bedroom self contained flat.

Current Lease

The lease is for 15 years from 31st May 2012 with an annual rent of £30,000 per annum, subject to review in May 2022

Rateable Value

£12,000 (Dover District Council List 2017)

Energy Performance Certificate

EPC Rating - Band C

Legal Costs

Each party to bear own costs

Viewing

Strictly by arrangement with the agents, Tersons. Call 01304 246115 for an appointment

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/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

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