27 Castle Street

Dover, Kent CT16 1PT

MIXED USE INVESTMENT

Guide Price:
£550,000





Executive Summary

PROPERTY TYPE
Commercial Investment

SIZE
3,358 sqft

COMMERCIAL / RESIDENTIAL
Both

CLOSEST TRAIN STATION
Dover Priory
(0.4 miles)

About 27 Castle Street

An imposing period building set over five floors. Currently arranged as self contained ground and basement office suites, with a tenanted, generously proportioned, self-contained one-bedroom flat occupying each of the three upper floors. Well-maintained gardens to the rear can be accessed from the basement or ground floor level. There may be potential for further development to the rear and into the loft space, subject to the usual planning considerations. To facilitate a good understanding of the internal configurations we have produced videos of the the three flats, taken a broad range of interior photographs and provided floor plans of the internal layouts.

The total annual rent is currently £37,500, a yield of just under 7% on the current rentals, so clear scope to increase the rentals and yield over time, to see a more generous return on investment.

Please note that initial viewings will be limited to the commercial areas of the property. Video tours of each of the three residential flats are available to view, and internal access to the flats may be arranged at a later stage for seriously interested parties.









Location

Situated close to the centre of the town, 27 Castle Street is 2 minutes walk from the new St James Retail and Leisure Park, Market Square, where major retailers include Next, Marks & Spencer, Costa, Burger King, Nandos, Greggs, Anytime Fitness, Superdrug and Holland & Barrett, together with a Cineworld multiplex and Travelodge Hotel. Slightly further away lies the historic Dover Castle, ferry ports, Dover Priory Station, which can be reached on foot in just over 10 minutes, and Pencester Gardens.



Rent Schedule

UNIT	Rent (£)	Annual Rental Income (£)
Flat 1	695 pcm	8,340
Flat 2	695 pcm	8,340
Flat 3	725 pcm	8,700
Ground Floor Office East	150 pcm	1,800
Ground Floor Office West	639 per quarter	2,556
Basement Office	650 pcm	7,800
		37,536



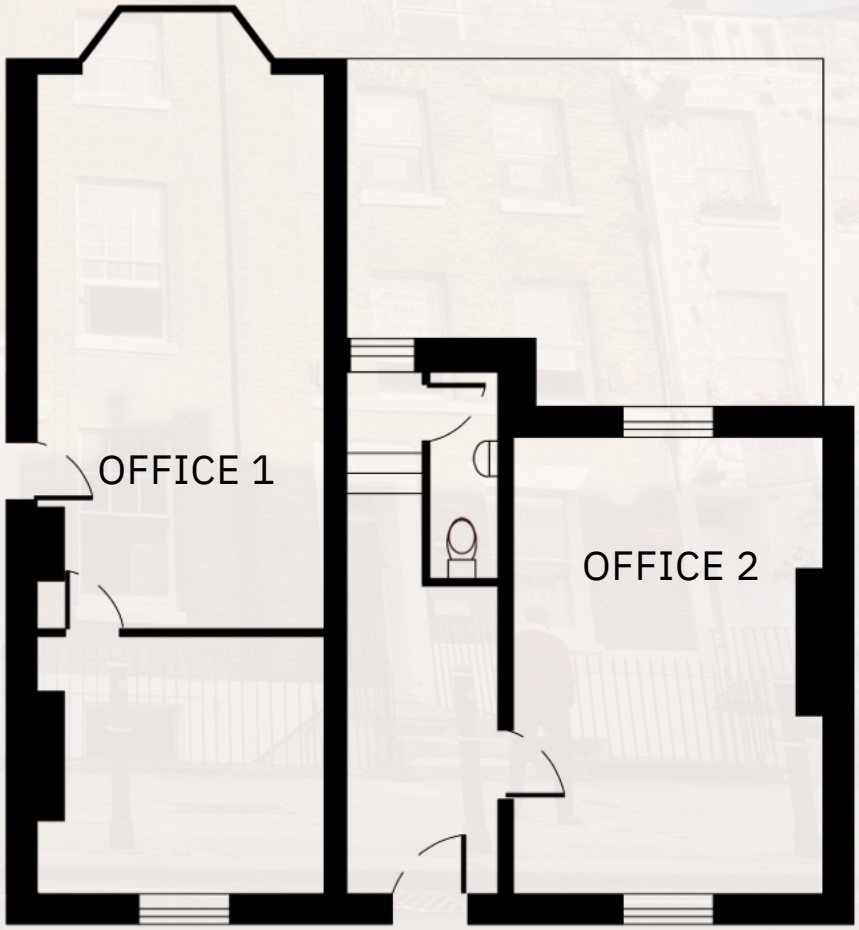


Floorplans

27 Castle Street



Basement



Ground Floor

Floorplans



First Floor



Second Floor

Floorplans

27 Castle Street



Third Floor

Further Information:

TENANCIES:
See schedule

PROPOSAL:
£550,000

VAT:
No

VIEWINGS:
Please note that initial viewings will be limited to the commercial areas of the property. Video tours of each of the three residential flats are available to view, and internal access to the flats may be arranged at a later stage for seriously interested parties.



Lindley Baptiste
Property Consultant
lindleybaptiste@whozoo.co.uk
0333 200 8330

whozoo.
Commercial Property, Expertly Done

T: 0333 200 8330
E: info@whozoo.co.uk
Unit 2, 2 Delacourt Road London SE3 8XA

www.whozoo.co.uk
www.linkedin.com/company/whozooltd/

1. These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themself by inspection, searches, enquiries, and survey as to the correctness of each statement. 3. All statements in these particulars are made without responsibility on the part of Whozoo or the vendor or lessor. 4. No statement in these particulars is to be relied upon as a statement or representation of fact. 5. Neither Whozoo nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely on actual inspection. 8. No assumption should be made in respect of parts of the property not shown in photographs. 9. Any areas, measurements or distances are only approximate. 10. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regultion, listed building or any other consent has been obtained. 11. Amounts quoted are exclusive of VAT if applicable.