

Smith-Woolley & Perry

Chartered Surveyors

FOR SALE

*Town Centre Offices
with development potential*

**32 CASTLE STREET
Dover, Kent CT16 1PW**

Situation

The property is located on the southern side of Castle Street near to its junction with Russell Street. Castle Street is situated within a Conservation Area of mainly Georgian buildings. Street parking is available and public car parks are nearby. The town centre, Dover Harbour and the A20 and A2 are within easy reach.

Description

A Georgian Grade II Listed terrace building of brick construction under a mansard tiled roof and a rear two-storey extension under a flat felted roof. There is ground floor and basement access off Castle Street. A small garden is situated at the rear at basement level.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Basement		
Office/Stores	31.26	336
Ground Floor		
Offices	22.40	241
First Floor		
Offices	30.35	327
Second Floor		
Offices	30.57	329
Third Floor		
Stores	27.49	296
Total	142.08	1,529

Business Rates

To be advised.

Services

All main services are available to the property.



Price

The property is available freehold with vacant possession. Offers are invited in excess of £140,000.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

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**VACANT POSSESSION UPON
COMPLETION
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available on request)

1090a/June 2008

