

Price Reduction

FOR SALE

Shop & Maisonette

**53 LONDON ROAD
Dover, Kent CT17 0SP**

SW&P

chartered surveyors

Situation

The premises are located on London Road, a busy one-way (northbound) road in the centre of Dover. Street parking is available along London Road and Dover town centre pedestrianised shopping area is close by.

Description

A three-storey mid-terrace property laid out to provide ground floor shop with living accommodation on the upper floors. At the rear is a small patio/yard accessed from the rear of the shop and from a side alley.

Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Shop		
Retail Area	25.76	277
Store	12.18	131
Rear Store	9.92	107
Maisonette - kitchen, living room, 2 bedrooms, bathroom		

Services

We understand that mains electricity, water and drainage are connected to the property. Services and appliances have and will not be tested.

Business Rates

We have been verbally advised by Dover District Council that the premises has a rateable value of £3,300 (payable at 48.5p in the £).



Council Tax

The property is listed within Band 'A' for council tax purposes.

Price

Freehold price **£59,950**.

Energy Performance Certificate

Full EPC report and certificate are available on request.

Legal Costs

Each party to bear their own legal costs.

Viewing

Strictly by appointment through these offices.

For Further Information Contact:

Philip Clapham
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www.swandp.co.uk

SUBJECT TO CONTRACT

This firm operates a Complaints Handling Procedure, details of which are available on request) 1214/July 2009

Smith-Woolley & Perry

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