



BRIGHT
& Bright

COASTAL PROPERTIES

**6 & 6A
The Strand**



"...a spacious **apartment** together with a
double fronted shop..."



INDEPENDENT
Valuers, Letting & Estate
Agents

Established 100 years

COASTAL PROPERTIES

Distances

- Sandwich 6 miles
 - Dover 8.5 miles
 - Canterbury 30 minutes
 - London 82 minutes (HST from Deal)
 - Channel Tunnel 30 minutes
- Times & distances are approximate.**

Summary

- Sea front location
- Double fronted shop subject to the existing lease
- Cellar
- Spacious first & second floor apartment
- Potential for further improvement to the apartment

6 & 6A The Strand Walmer, Deal, Kent CT14 7DY

A prominently located Freehold premises comprising a spacious apartment together with a double fronted shop currently let to a thriving off licence business.

6 & 6a The Strand is an attractive property situated overlooking Walmer Green, the Lifeboat and Sailing Club with Channel views extending to France.

Deal, with its largely unspoilt seafront, enjoys good High Street shopping with a number of major retailers complemented by an excellent selection of local shops and trades. In January 2014 the town won The Daily Telegraph Award for High Street of the Year. In March 2018 it was mentioned in the Sunday Times as one of the top 100 towns to live in in the UK (and in position 3 in the southeast).

The railway station offers frequent London services - including high-speed services to St Pancras - and good access exists to the

Channel Ports, Canterbury, the Channel Tunnel Terminal and the motorway network.

A full range of private and state educational facilities can be found locally and the general area is renowned for its sporting, leisure and recreational opportunities with golf courses of national and international status and excellent bathing, fishing, boating and sailing along the varied coastline.

Accommodation consisting of:

6 THE STRAND

Double Fronted Shop with a frontage of approximately 6.15m (20') and an area of c. 51.1 sq.m (548 sq.ft). To the rear of the shop there is a **Store Room** with stainless steel sink and electric water heater and a built-in

cupboard. 2 short steps lead up to a further **Store Room** and **Cloakroom** with w.c. and washbasin. Access from the shop leads down to a useful **Cellar**.

6A THE STRAND

A spacious first and second floor apartment providing open sea views and with scope for further alteration and improvement.

GROUND FLOOR

The front door opens to a staircase leading to:

FIRST FLOOR

Landing. **Living Room** Fireplace with built-in cupboard to side, 2 windows giving fine sea views. **Kitchen** Stainless steel single drainer sink unit set in worktop with cupboards and plumbing for washing machine under, 2 further worktops with drawers and cupboards

under and wall cupboards over. Glazed double doors to **Roof Terrace**. **Inner Hall.** **Cloakroom** Low level w.c. and wash handbasin. **Dining Room/Bedroom 1** with fireplace and wall mounted gas fired boiler.

A further staircase leads from the First Floor landing to:

SECOND FLOOR

Bedroom 2 Fireplace (sealed off), access to **Loft**, window with sea views. **Bedroom 3** Double aspect (north and east) with sea views. **Bedroom 4 (rear).** **Bathroom** Panelled bath with overhead shower, pedestal washbasin, low level w.c., chrome ladder towel rail.

OUTSIDE

The Kitchen gives access to a south facing **Roof Terrace**.





COASTAL PROPERTIES

GENERAL INFORMATION

Possession: The property is to be sold with vacant possession of the apartment and subject to the existing lease on the shop which is for 10 years at an annual rental of £12,500 per annum

Tenure: Freehold

Services: All mains services connected

Local Authority:

Dover District Council Telephone 01304 821199
email: customerservices@doover.gov.uk

Council Tax:

6A The Strand Band A
£1,201.41 per annum 2019/20

Rateable Value:

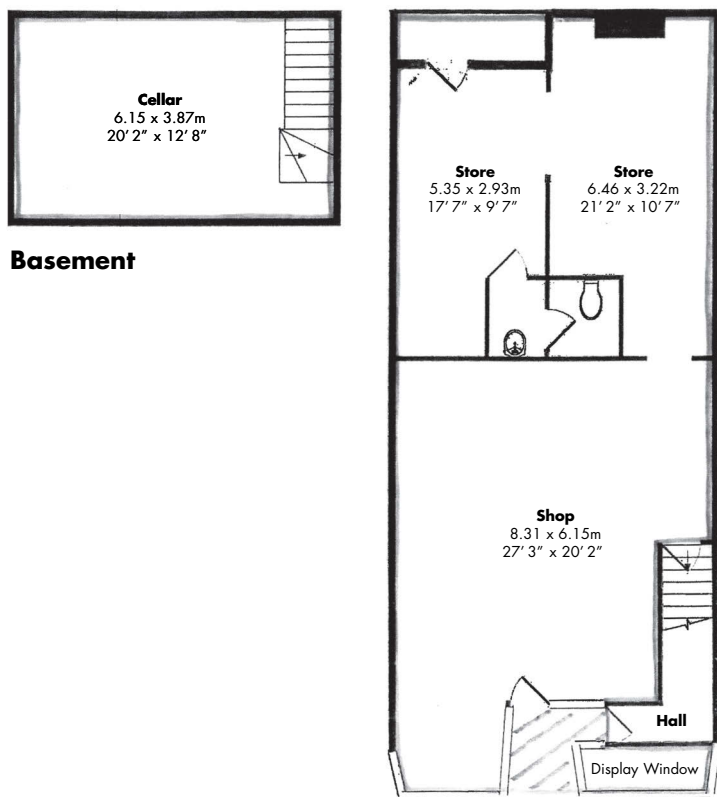
6 The Strand £7,200

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6 The Strand

Total Area (As per EPC)

Approx. 108.3 sq. metres (1165.0 sq. feet)

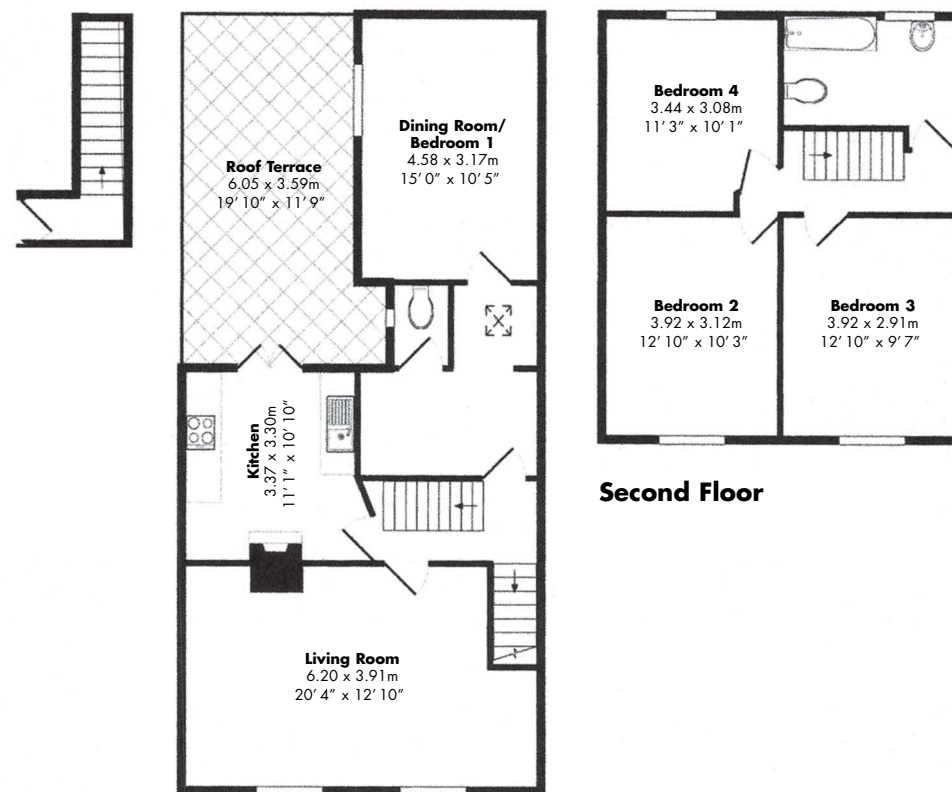


Ground Floor

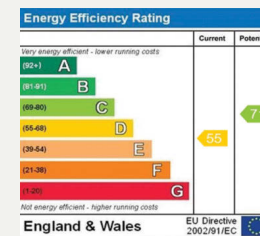
6A The Strand

Total Area (As per EPC)

Approx. 112.5 sq. metres (1211.0 sq. feet)



First Floor



EPC

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