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APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

6 & 8 High STREET. DOVER. KENT. CT16 1DR

TWO FREEHOLD
INVESTMENT SHOP PREMISES
WITH 2 X 1 BED FLATS OVER



FREEHOLD

PRICE £470,000

REF: N940

- ◆ **PRIME TOWN CENTRE LOCATION**
- ◆ **CURRENT TOTAL INCOME £35,600 PA**

LOCATION

These two adjoining premises occupy a prominent trading position fronting the High Street of this popular Kent town, being close to all the multiple stores, banks offices etc and serving a densely populated residential area.

RENTAL INCOME

Shop 1 (No 8) let on a 21 year FRI lease from March 2021 @ £11,000 PA. (3 year reviews)

Shop 2 (No 6) New lease from 2024 @ £6,000 PA

1 Bedroom flat (No 8) currently let on AST producing £850 PCM.

1 Bedroom flat (No 6) currently let on AST producing £700 PCM

Total income £35,600 PA

PREMISES

Two Mid parade shop premises with attractive double aluminium framed frontages fitted with elect. security shutters.

Shop 1 (No 8) Retail Area: 620 sq/ft Store Room: Staff W.C. Access to rear.

Shop 2 (No 6) Retail Area: 280 sqft. Store Room: Staff W.C. Access to outside.

Communal front entrance with stairs to first floor landing giving access to two 1 bedroom flats.

TENURE

Freehold.

EPC RATING

Band C

BUSINESS RATES

Nil currently payable

Price: Asking Price £470,000

Ref: N940

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.