



the voice of experience



8 The Strand, Walmer, Deal CT14 7DY

A ground Floor unit available by way of an Assignment. Situated in the popular and active Strand location facing the Walmer Green with mixed commercial and residential uses in the locality.

- **Assignment of Lease**
- **Clean and Tidy Unit**
- **Electric Heating**



To arrange a viewing please call **01304 246111**

Office/Shop Unit on Walmer Seafront overlooking the Green, available by way of an assignment of the current lease.

Description

Office/Shop Unit on Walmer Seafront overlooking the Green, available by way of an assignment of the current lease. There is street parking to the front of the unit. The unit is situated in a busy mixed locality.

Room 1

Approx. 14'3" x 42'9" / 4.35 x 13.04

Incorporating;

Store

Approx 7'3" x 3'5" / 2.23 x 1.05

Cloakroom

Approx. 7'11" x 3'7" / 2.43 x 1.11

Kitchen incorporated within the room.

Basement Storage Area

Services

The property is connected to mains electric, water and drainage. There is electric heating.

Business Rates

Dover District Council 2017 List: £6,100

Lease Terms

The lease is to be assigned. It is a 15 year lease from 5th March 2013. The current rent is £7,000 per annum. The lease is a full repairing and insuring lease.

Energy Performance Certificate

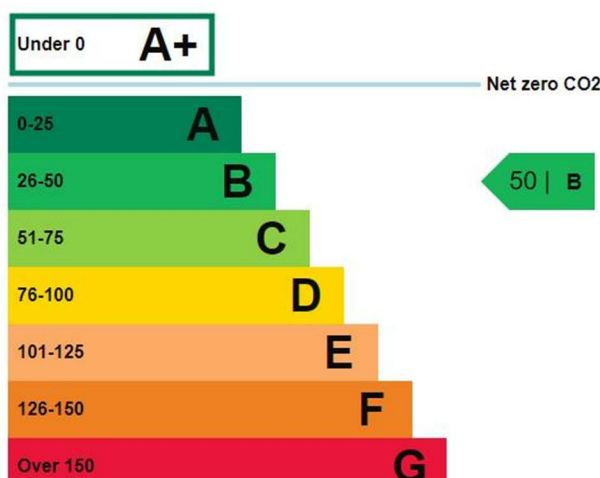
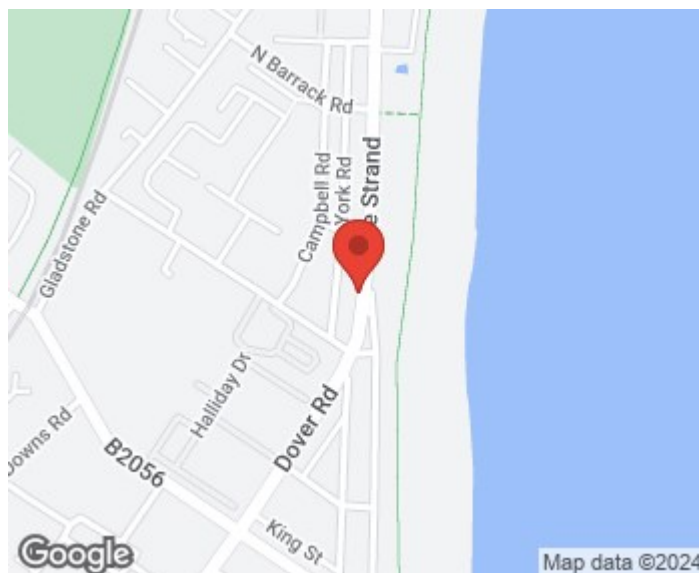
The EPC is a Band B.

Viewings

Strictly by Appointment only with Tersons.

Please call 01304 246115

Email: niki@tersons.com



Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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