

VDBM

Chartered Surveyors

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62 HIGH STREET DEAL KENT CT14 6HE



- **FREEHOLD INVESTMENT FOR SALE**
- **SHOP NEWLY LET TO HAYS TRAVEL**
- **3 REFURBISHED FLATS**
- **GUIDE PRICE £970,000**

LOCATION	<p>Deal is a popular coastal town with a number of local attractions and is popular with weekend visitors and holidaymakers alike.</p> <p>The property is well located within the town centre with a large public car park to the rear.</p>				
DESCRIPTION	<p><u>Shop</u></p> <p>The ground floor has just been relet to Hays Travel following works to the building. They and their predecessors, Thomas Cook, have been here for many years. The shop has a return frontage to Custom House Lane which leads to the public car park.</p> <table border="0"> <tr> <td>Shop</td> <td>960 sq ft</td> </tr> <tr> <td>Basement (Storage)</td> <td>660 sq ft</td> </tr> </table> <p>The above are net internal areas. The basement is only accessible through a trap door in the shop floor.</p> <p>The tenants are about to fit out the shop for their re-occupation.</p> <p><u>Flats</u></p> <p>The upper parts have just been converted into 2 flats which retain high ceilings and period features plus, a third flat has been added at roof level. The accommodation is as follows:-</p> <p>Flat 1 - Living room with kitchen, double bedroom, shower room, WC</p> <p>Flat 2 - Living room with kitchen, double bedroom, shower room, WC</p> <p>Flat 3 - Studio, kitchen area, shower room with WC</p> <p>The flats have been finished to a high standard and have central heating.</p> <p>An ideal investment for someone looking for buy to let flats or to set up an Airbnb business.</p>	Shop	960 sq ft	Basement (Storage)	660 sq ft
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SHOP LEASE	<p>The shop is let to Hays Travel Limited for a term of 10 years from July 2022 subject to a 5 year upwards only rent review and 5 year tenant only break clause. The rent is £29,000 per annum exclusive and the rent start date is November 2022. The lease is full repairing and insuring subject to a Schedule of Condition.</p>				
TERMS	<p>Our client prefers to sell the property as a whole. Consideration will, however, be given to selling the flats as a whole and the shop separately.</p>				
GUIDE PRICE	<p>£970,000. VAT will be payable on the price apportioned to the shop but will be treated as a TOGC.</p>				
EPC	<p>To be carried out.</p>				
VIEWING	<p>Strictly by appointment through VDBM on 01923 845222.</p>				