



## Retail in CT14

Beach Street, Deal, Kent, CT14 6HY

**£600,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Premier Location
- ✓ 2 Storey 2 Bed Apartment with Separate Access
- ✓ Versatile 3 Storey Layout
- ✓ Spectacular Sea Views
- ✓ Ground Floor Retail Premises

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

Welcome to a rare opportunity to invest in a Deal Seafront Landmark. This commercial and residential property would provide 2 income streams with the retail outlet on the ground floor and a separate 2-bedroom apartment above. This property has plenty of character and spectacular sea views.

Deal locals and holidaymakers alike will instantly recognize this striking seafront landmark.

Now you've got a chance to purchase this spacious and versatile period property, which has a history dating back hundreds of years.

### THE PROPERTY -

The ground floor is currently being used as a retail business, with a 2-bedroom accommodation above that has internal and separate street access, allowing flexibility for your rental or own use plans.

### OPPORTUNITIES -

There are many ways you can utilise and benefit from additional income:

Rent out both areas of the property with a potential of 13.3% + ROI

Live in and run your business from the ground floor outlet.

Live in and rent out the shop to bring in additional income.

Run your business from the ground floor and rent out the accommodation, either as a (BTL) Buy to Let or (FHL) Holiday Let which would also provide you with your very own seaside getaway!

\*\*The final purchase price will be split across the two separate titles as follows:\*\*

Freehold @ 35% (The Retail Outlet)

Leasehold @ 65% (The apartment)

The location is perfect if you decide to enter the lucrative holiday let market to take advantage of the UK 'staycation' boom and will attract a premium rate all year round.

The unbeatable, prominent position will give any business high exposure, looking to serve locals and tourists on the seafront, opposite the historic pier.

Please get in touch today so we can discuss the full ROI opportunities and arrange your private viewing. Holiday let consultancy is also available if you are new to the industry and not sure where to start.

It's less than 90 minutes from London, giving access to millions of potential guests looking for a convenient coastal getaway. Deal Station is only a few minutes' walk, and the town car park is located behind the premises. Perfect for both shoppers and guests.

#### STEP INSIDE -

The whole property is dripping in period charm, with exposed ceiling beams throughout and gorgeous casement windows in the two ground floor bay windows. It really is unique!

The first floor includes a spacious lounge & dining room with a fireplace and raised bay window to the front, giving wonderful sea views.

The kitchen at the rear is homely and welcoming, combining the best of old and new. There's plenty of space for a dining table or perhaps a kitchen island.

There's also a shower room on this level.

The top floor has two double bedrooms, the front bedroom giving wonderful sea views. And there's a handy separate WC.

#### OUT AND ABOUT -

This imposing three storey end terrace sits at the gateway from the seafront to the narrow streets that make up Deal's Middle Street Conservation Area.

The traditional character and feel of the 'smugglers lanes' have been preserved, surely one reason why this is such a well-loved & popular part of this historic maritime town.

There's an awful lot of history contained in these higgledy-piggledy streets, plus many fantastic seafood restaurants, independent shops, pubs & cafes. Not to mention a selection of galleries and antique shops which cater for a discerning clientele.

Do you dream of adding to the fabulous range of attractions or creating a superb place to live and enjoy the best that Deal has to offer? Or both?

The promenade is great for a brisk morning walk with the sunrise or an evening stroll - it extends around a mile to the north towards the golf club or south down to Walmer.

If you prefer country walks and historic sites to strolls along the prom, there's plenty of choice nearby, including Walmer Castle and the nearby Deal battlements.

For those who favour walks over immaculately mowed fairways and manicured greens, there's the Royal Cinque Ports and Walmer & Kingsdown golf clubs.

Royal St George's, Sandwich (which has hosted 15 Open Championships, dating back to 1894) is less than a 20-minute drive away.

This coastal location means you or your short-stay guests may want to use it as a base for foreign day trips. Both the port at Dover and the Eurotunnel terminal at Folkestone are only a short drive away.

Price: Starting Bid £600,000

Property Type: Retail

Business Type: Residential Investments

Parking: None

## Description

This commercial and residential property would provide 2 income streams with the retail outlet on the ground floor and a separate 2-bedroom apartment above.



## Location

The location is perfect if you decide to enter the lucrative holiday let market to take advantage of the UK 'staycation' boom and will attract a premium rate all year round.



## Tenure

Freehold & Leasehold - Titles; K837632 + K62422



## EPC

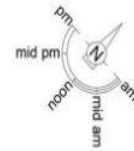
Ratings - C & D



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Approximate Gross Internal Area  
155.5 sq m / 1674 sq ft

Beach Street, Deal, Kent, CT14 6HY

Contact your local branch today for more information on this property:

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