

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

4 Cambridge Road  
Walmer, Deal, Kent, CT14 7HG



**GROUND FLOOR RETAIL PREMISES WITH SELF CONTAINED 1<sup>ST</sup> FLOOR  
RESIDENTIAL FLAT  
IN CENTRAL LOCATION**

**TO LET**

Immediate Availability

- Former Vet premises but suitable for other 'E' class uses.
- Ground floor circa 475 sq.ft.
- Self contained two-bed flat above.

**Rent Sought: £15,000 Per Annum exclusive.**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

This property is located on the northern side of Cambridge Road, immediately west of its junction with Grove Road, located on the eastern side of Dover Road (A258) and mid-way between Walmer and Deal on the extreme east coast of Kent. This is approximately 18 miles south-east of Canterbury and 8 miles north-east of Dover. This is a thriving residential area with several small businesses located within it. Walmer and Deal combined have a population of just under 40,000 inhabitants. They both enjoy mainline railway access and the A256 trunk road to the west gives direct access to Dover and beyond.

## DESCRIPTION

The ground floor retail unit provides just under 500 sq.ft. of accommodation and there is a self contained 2 bed flat on the first floor over. The building appears to be of rendered brick block construction under a clay peg tile roof. The premises were formerly used as a vet's surgery, having a front reception/waiting area of some 160 sq.ft. with a side consulting room of a little over 100 sq.ft., to the rear of which lies a store area of a little over 200 sq.ft with WC facilities and fire escape to the rear. Decoratively the premises are in a reasonable state of repair and condition, awaiting redecoration/refurbishment by the next tenant. There is a single-phase electrical supply and a (presumed) gas-fired wet central heating system, the boiler for which lies on the first floor, which benefits from a half/furnished finish shown in the images below – further details available from the agents. Several of the internal partition walls on the ground floor appear to be of stud construction and accordingly an element of reconfiguration could be carried out (subject to landlord's consent) to provide more open retail space if required; however the premises could lend themselves ideally to further use by a physiotherapist, beauty treatment or similar users.

## ACCOMMODATION

### Ground Floor:

### First Floor

Reception/Sales	157 sq.ft.	Kitchen	x1
Consulting/Sales	101 sq.ft.	Bedrooms	x2
Rear Store	217 sq.ft.	Bathroom	x1
Plus WC		Lounge	x1
Total:	<u>475 sq.ft.</u>		



## SERVICES

Mains water, gas and electricity are connected to the premises.

## BUSINESS RATES

The premises are currently assessed as 'veterinary clinic and premises' at a rateable value of £4,500. The uniform business rate multiplier for the year 2025/26 is 49.9p. Occupiers should be able to benefit from Small Business Rate Relief, subject to status.

The first floor flat will be assessed for Council Tax by Dover District Council under Band A. (£1,494.75 Pa in current year).

## TERMS

The premises are available by way of an assignment or sub-letting under a lease due to expire in October 2034, the current passing rent being £15,000 per annum. It is not thought that VAT is applicable to this property.

## LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The ground floor premises are assessed with an energy efficiency rating of 61 (band 'C').

Certificate and Report can be viewed when available at: <https://find-energy-certificate.digital.communities.gov.uk/>

The first floor flat has an energy performance rating of 72 (band 'c').

Certificate and Report can be viewed when available at: [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

## VIEWING

Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## ANTI MONEY LAUNDERING REGULATIONS

Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The code is available through professional institutions and trade associations.