




Russell Street,
Dover, CT16 1PX

Asking Price: £425,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

8 Russell Street, Dover, Kent, CT16 1PX
Asking Price: £425,000

****FREEHOLD INVESTMENT OPPORTUNITY****
Reeds Rains are delighted to bring to the market this substantial end of terrace freehold property which has been split in to four independent self-contained flats. The independent flats are being sold with tenants in situ with the entire building currently achieving an annual income of £31,500. All units have two bedrooms and occupy each individual floor. The block is well located within walking distance of the town centre, seafront and train station and is being offered to all investment purchasers looking to add to their portfolio.

Location
This freehold building is within walking distance of the town centre, along with the new St James shopping area featuring a Marks & Spencer Food Hall, Cineworld and Next amongst others, this is a brilliant position to be. The beautiful sea-front and the main-line Priory railway station are just a short walk away. From Priory you can catch the fast link train to London St Pancras in just over 1 hour. There are good access routes to the A2/M2 to Canterbury and London too. The area provides a good range of primary and secondary schools, together with the Dover Boys' and Girls' Grammar Schools.

Flat 1
A two bedroom lower ground floor flat being sold with a tenant in situ.
EPC - D.
Council Tax Band A.

Flat 2
A two bedroom ground floor flat being sold with a tenant in situ.
EPC - C.
Council Tax Band A.

Flat 3
A two bedroom first floor flat being sold with a tenant in situ.
EPC - C.
Council Tax Band A.

Flat 4
A two bedroom top floor (second) flat being sold with a tenant in situ.
EPC - D.
Council Tax Band A.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

