



The Malvern Inn

Clarendon Road, Dover, Kent, CT17 9QA

Freehold £325,000

- Residential location in Dover
- Three-storey end-of-terrace property
- Single bar operation (30-40)
- Five bedroom accommodation
- Rear garden
- Planning permission in place for retail conversion

Ref: 53286

01892 725900
southeast@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Malvern Inn is situated in the Kent port town of Dover. The town acts as a vital gateway to Europe and has been developing and expanding in recent years to accommodate new workers coming to the area. In recent years, the town centre has been transformed to accommodate a number of national retailers moving to the area including Marks & Spencer, Cineworld, Next and Travelodge.

Dover sits at the southern end of the M20 which provides fast road access to Ashford, Maidstone and London. Mainline rail services are available from nearby Dover Priory with services into Ashford International (with HS1 services into St Pancras International), London Bridge and London Charing Cross.

The Malvern Inn sits within a residential area to the west of the town centre. It benefits from being a stone's throw from a number of walks and tourist attractions such as gun emplacements, WWII bunkers and viewpoints across the English Channel.

PROPERTY

The Malvern Inn is a three-storey, end-of-terrace public house of brick construction. The property comprises:

GROUND FLOOR:

- BAR: Divided into three trade areas, focused around a central bar servery. Potential to seat 30-40.
- GENTLEMEN'S TOILETS.
- LADIES' TOILETS.

BASEMENT:

- CELLAR.

FIRST FLOOR:

- LARGE LIVING ROOM.
- KITCHEN.
- DOUBLE BEDROOM.
- WC.

SECOND FLOOR:

- FOUR DOUBLE BEDROOMS.
- BATHROOM.

EXTERNAL

- FRONT TRADE PATIO: Seating for 8.
- PRIVATE REAR GARDEN.

THE BUSINESS

The business is currently closed, having operated as a wet-only public house serving the needs of residents in the immediate vicinity for the past 43 years. No trade is sold or warranted and historic accounts are unavailable.

PLANNING

The property benefits from granted planning permission for conversion of the ground floor into a retail unit (convenience store), with associated residential accommodation above.



TENURE & PRICE

FREEHOLD £325,000. Sold with vacant possession. Unconditional offers only.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

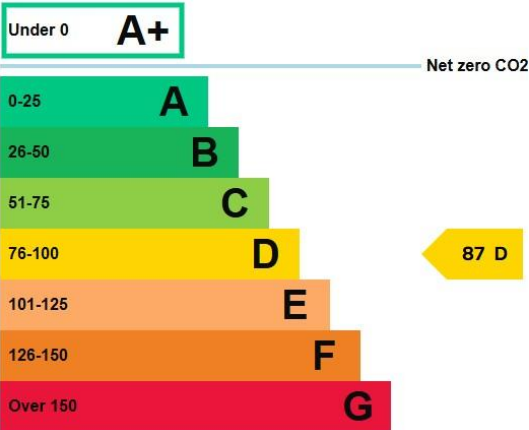
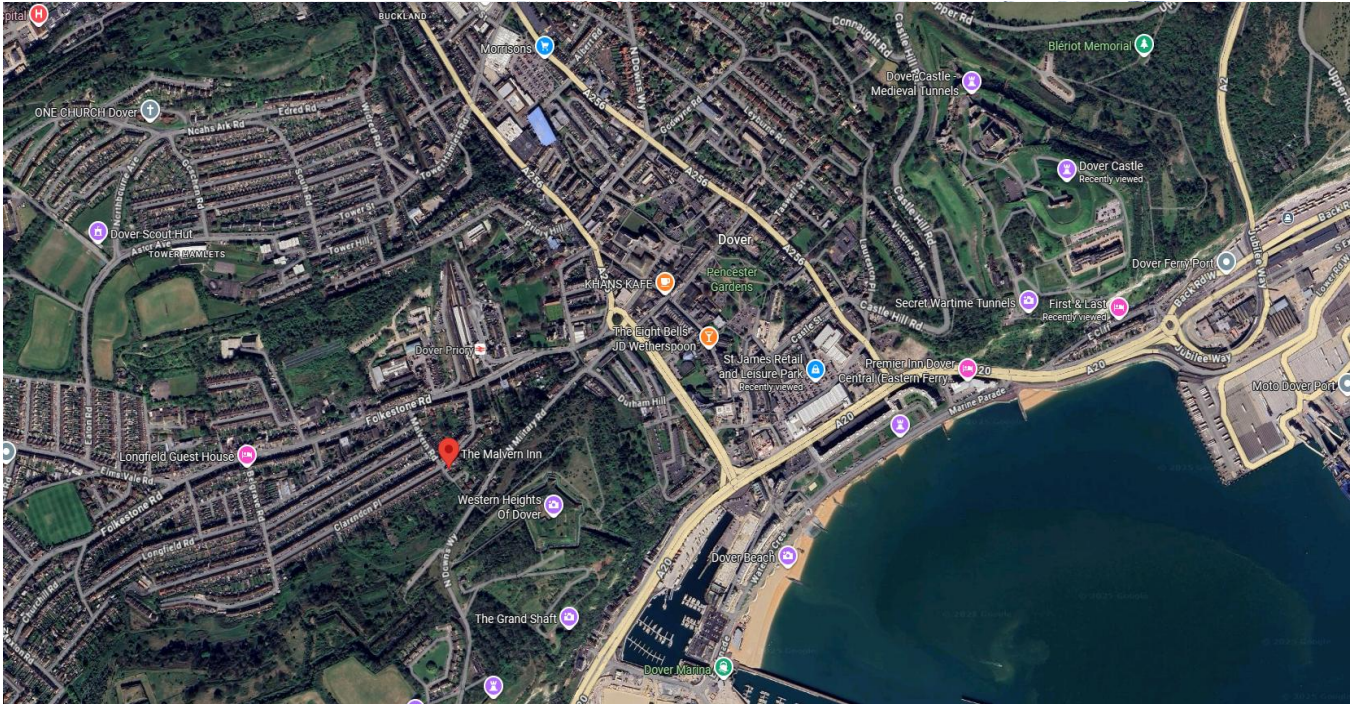
Viewing strictly by appointment only.

LICENCES

A full Premises Licence is held.

SERVICES

All mains services are connected.
Rateable Value: £6,500
Local Authority: Dover District Council



EPC Ref: 0910-6944-0315-9620-8030

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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