



HOSKING
FRANCIS

Open Storage
For Sale
In Deal

Land at Cannon Street, Deal, Kent, CT14 6QA

Open Storage Yard For Sale



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Land at Cannon Street,
Deal, Kent, CT14 6QA

- Measuring approximately 1.43 acres (0.58 hectares)
- Sold with vacant possession
- Freehold
- Approx. 60% concrete hardstanding
- Secure gated access
- Part-walled (road frontage) / part-fenced perimeter (residential rear gardens)
- Approximately 0.5 miles from Deal town centre and 0.6 miles from Deal railway station

Guide Price £500,000



020 8159 0500

www.hoskingfrancis.com
info@hoskingfrancis.com

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Property Description

A substantial freehold open storage yard extending to approximately 1.43 acres (0.58 hectares), located close to Deal town centre.

The site benefits from concrete hardstanding and a secure, part-walled / part-fenced perimeter. Access is provided directly from Cannon Street via steel gates approximately 4.2m wide.

We understand the site was previously used for the storage of natural gas in an above ground gas holder together with associated activities. Its largely open layout provides occupiers with a flexible yard area capable of accommodating a variety of operational requirements and uses, subject to obtaining any necessary consents.

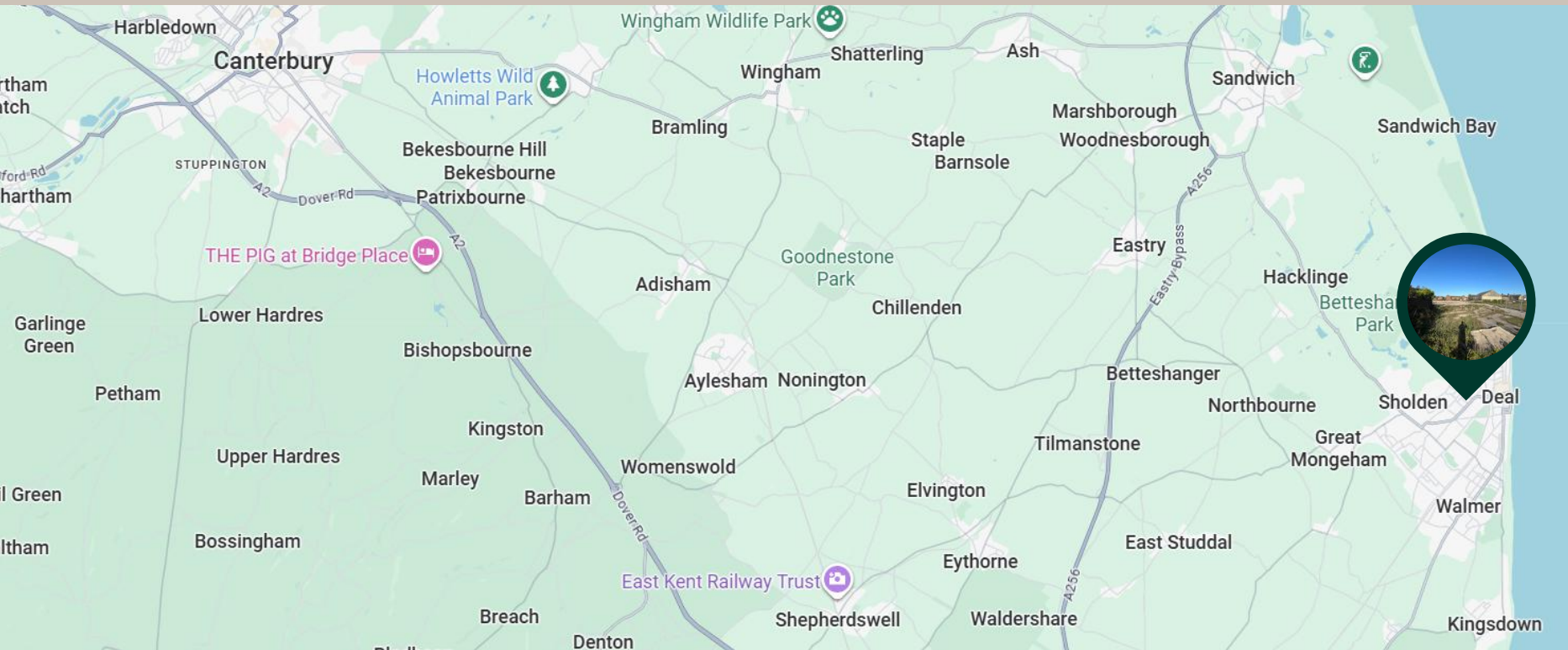


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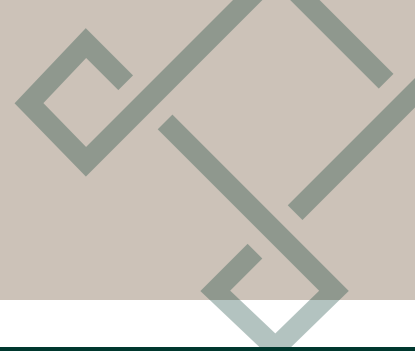
Site Location

The site is situated on Cannon Street in Deal, CT14 6QA, within an established mixed residential and commercial area on the northern side of Deal town centre. The town's principal shopping area, seafront and local amenities are all within convenient reach. Road access is available to the A258, providing connections north towards Sandwich and south towards Dover, with onward access to the A2 and the wider East Kent road network. Deal railway station is approximately a 13-minute walk from the site and provides Southeastern services, including connections towards Dover, Ramsgate, Canterbury and London St Pancras International. Local bus services also operate close by.

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Planning

We understand the previous use of the site was considered to be sui generis. Interested parties are advised to make their own enquiries with Dover District Council regarding the existing planning status of the site and the suitability of the site for their proposed use.

Business Rates

We understand the property has a rateable value of £17,000 and that the current rates payable are approximately £8,160 per annum.

Interested parties are advised to make their own enquiries to the relevant local authority to confirm the rates payable.

Terms

Unconditional **offers in the region of £500,000** are invited for the freehold interest with vacant possession.

VAT

We understand VAT will be charged by the seller.

Further Information

Further information can be provided upon request.

Viewings

Viewings are by appointment only.

Please contact us on **020 8159 0500** or info@hoskingfrancis.com for further information or to arrange a viewing.

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