

# 37 High Street

Dymchurch, Romney Marsh, Kent, TN29 0NH



**Retail Unit For Sale**

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## Key Features

- Guide Price: £145,000
- Benefits from Use Class E
- High Street Location
- CCTV Installation
- Rear Access
- EPC 'C'

## Description

For Sale – Ground Floor, mid-terrace retail unit located on Dymchurch high street, with Class E Consent.

## Accommodation

A ground floor retail premises configured to provide an open plan café / retail area with rear kitchen and W/C facilities. There is also a rear garden that provides an external seating area and rear access via a gate that leads in to a public car park. The property forms part of a two storey building and has been extended to the rear with a single storey structure. We are advised that the property has been rewired, benefits from CCTV and has been recently refurbished. The property also benefits from Use Class E, making it suitable for a variety of uses.

| Area  | Sq. F. | Sq. M. |
|-------|--------|--------|
| Total | 429    | 39.85  |

## Rateable Value

RV £6500 @ 43.2p in the £  
 Rates payable £2483 for the Y/E March 2027

## Terms

### Guide Price £145,000

Held under freehold K40048 which is the ground floor only. (Subject to flying freehold).

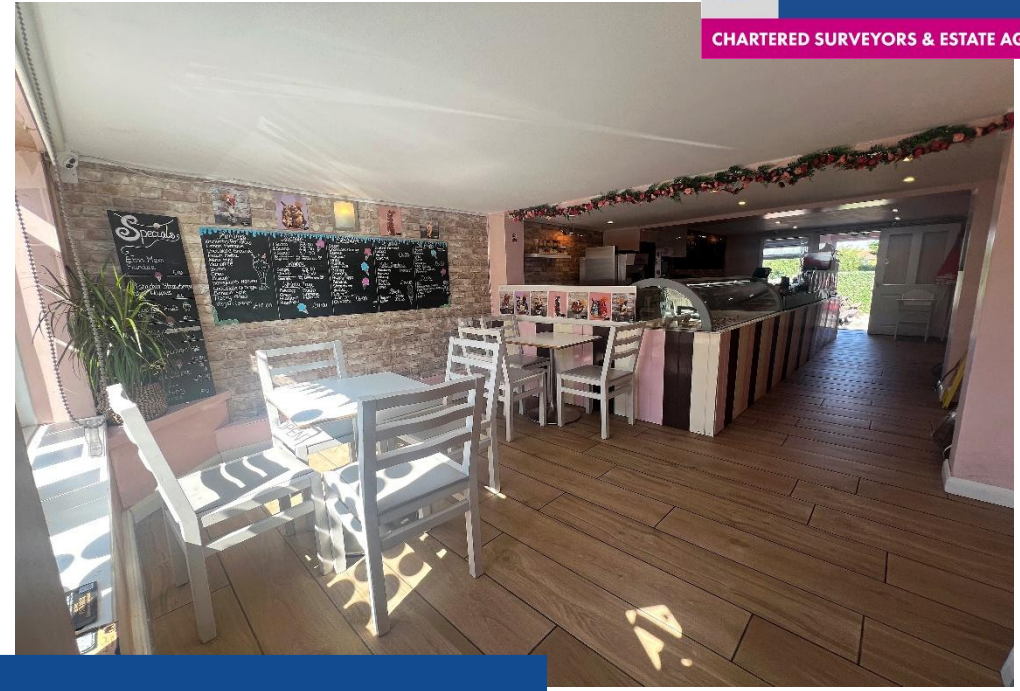
Current planning restricts opening from 9am to 9pm on Monday to Sunday but with no amplified music to be played.

## VAT

Unless otherwise stated, all rents/prices are quoted exclusive of Value Added Tax (VAT) which will be charged at the prevailing rate. Prospective occupiers should satisfy themselves as to any VAT payable in respect of any transaction.

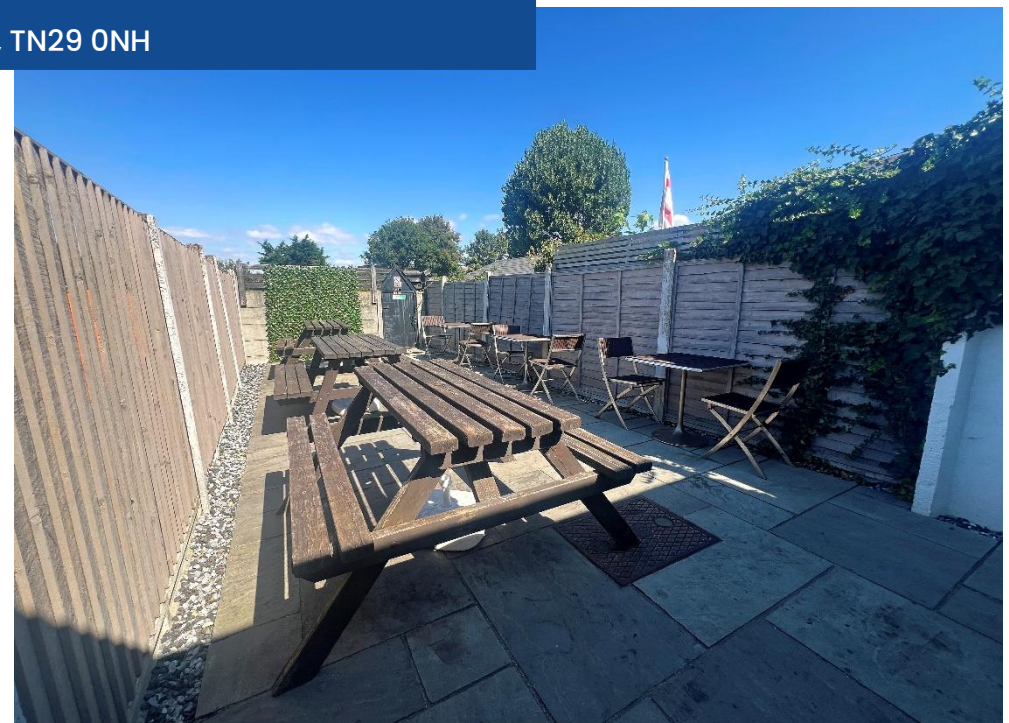
## EPC

C (55)



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## Location

The property is located in the seaside town of Dymchurch on the Romney Marsh in East Kent, 9.8 Miles from Folkestone, which has a high speed rail service and access to the motorway and Eurotunnel port. It is situated on the northern side of the high street within the prime retail pitch. There is public on street parking directly outside the property, and two large public car parks located directly behind the property. It is approximately a 2 minute walk from Dymchurch beach and directly opposite local attractions including Dymchurch Amusement Park and historical landmark, The Martello Tower.

What3words Location:- <https://what3words.com/nurtures.beside.stews>

**For all Viewings and Enquiries contact:**

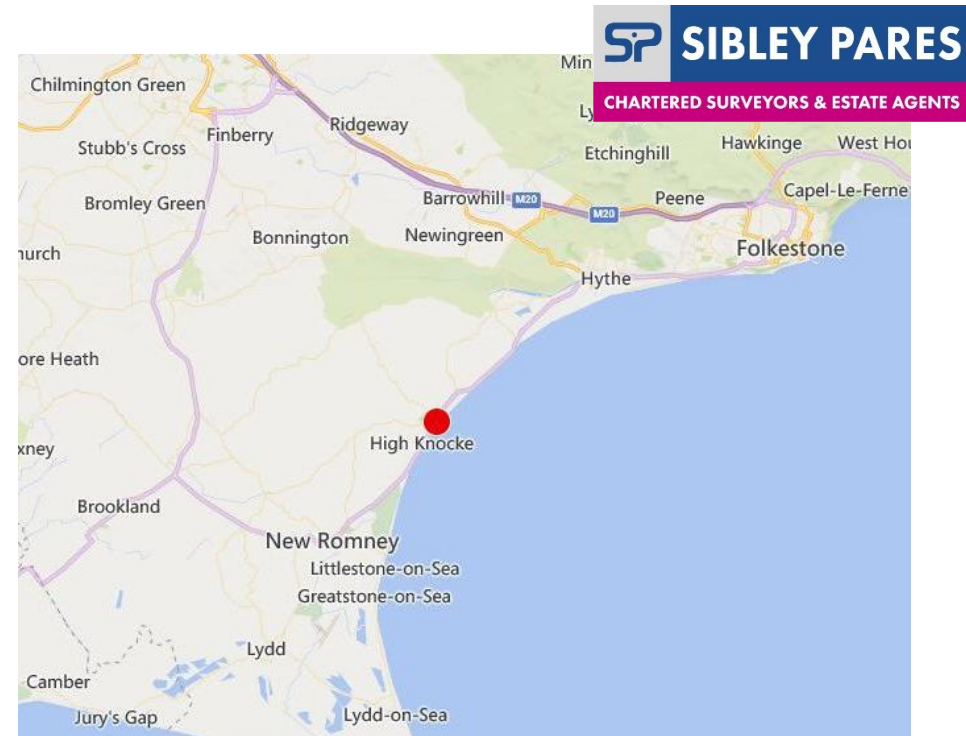


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NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



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