

PUBLIC HOUSE WITH DEVELOPMENT POTENTIAL FOR A VARIETY OF USES SUBJECT TO PLANNING

OFFERS INVITED ON AN UNCONDITIONAL BASIS



Royal Oak

32, 34 & 36 Lower Road
River
Dover, Kent CT17 0QU

Guide Price: £300,000 + VAT

For Sale

Location

The Royal Oak is situated in the popular area of River. River village itself boasts a number of amenities, including a Post Office and Co-op store, and a well-regarded primary school. The property is a short distance from the main-line railway at Kearsney, and close by is Kearsney Abbey and Russell Gardens.

There are excellent access routes to the A2/M2 and the M20 via the Alkham Valley. Dover town centre is only a short drive away, with easy access to Dover Priory main-line railway station with the fast-link train to St Pancras in just over 1 hour 10 minutes. Also within the town is a good range of secondary schools, together with Dover Boys' and Girls' Grammar Schools.

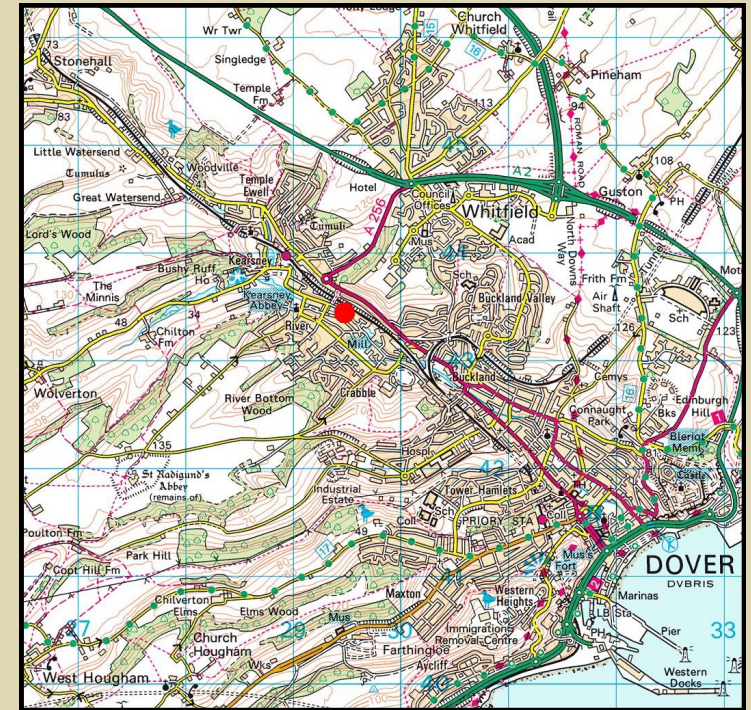
Description

The Royal Oak is a semi-detached public house in the centre of River surrounded by housing. The property comprises a 2/3 storey building with some single storey extensions to the rear.

Internally the ground floor comprises a good sized bar area with kitchen, cellar and toilet facilities. There is extensive accommodation on the 1st and 2nd floors.

Outside there is a car park to the side of the property with a sloping grassed area leading to the rear boundary. There is a terrace area to the rear of the pub.

NB. The owner of the property located between the Royal Oak and the railway line (no 38) has the benefit of a pedestrian right of way over the car park area. Full Title details are available from our website - www.rpcland.co.uk



Accommodation

The accommodation is arranged as follows:

Ground Floor :

Bar area extends to 8m x 7.4m plus 6m x 4.4m

Kitchen: 3.1m x 2.5m

Cellar: 4.75m x 2.2m

Ladies and Gents toilets

First Floor:

Room 1: 3.3m x 4m

Room 3.3 x 4m

Room 3: 3.4m x 3m

Room 4: 3.4m x 2.7m (restricted head height)

Room 5: 3.6m x 3.5m

Kitchen: 3.7m x 2.4m

Bathroom: 4.4m x 3.2m

Second Floor:

Room 1: 3.5m x 3.4m

Room 2: 3.5m x 3.2m

Outside:

Car park area to the side of the property with a sloping garden to the rear.

Planning and Licence

The property currently has planning for use as a public house. At this stage no enquiries with the local authority have been undertaken. We consider that the property has considerable potential for alternative uses and we recommend that interested parties make their own enquiries of the planning authority. We are instructed to seek offers on an unconditional basis so subject to planning proposals will not be considered.

The property benefits from a current premises licence, provided by Dover District Council.

Services

Purchasers are advised to make their own enquiries with the relevant statutory authorities to ensure availability and sufficient capacity at the site in order to service any proposed development.

Tenure

Freehold with vacant possession

Business Rates

The Rateable value currently stands at £14,000 effective from 1st April 2017.

Method of Sale

Offers are invited by way of an informal tender on an unconditional basis. Bids must be addressed to RPC Land & New Homes. In submitting a proposal please include the following:

1. Offer price for the property;
2. Details of due diligence required prior to exchange of contracts;
3. Confirmation of funds.

NB The property is registered for VAT and VAT will be chargeable on 90% of the price.

The vendor reserves the right not to accept the highest nor any bid made for the site.

The property will be sold 'as is' and the vendor reserves the right to remove signage, beer raising equipment etc.

Misrepresentation Clause

RPC Land & New Homes for themselves and for the vendors of this property for whom they act, give notice that:

These particulars are prepared only for the guidance of prospective purchasers. They are intended to give a fair overall description of the property but do not constitute the whole or any part of an offer or contract. RPC Land & New Homes undertake to comply with the terms of the Property Misdescriptions Act 1991 but prospective purchasers must satisfy themselves as to the accuracy of the contents of these particulars, and RPC Land & New Homes will not be liable in negligence for any loss arising from the use of these particulars.

Any information contained herein (whether in the text, plans or photographs) is given in good faith but RPC Land & New Homes cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation or any other details contained therein, nor should any information contained herein be relied upon as a statement or representation of fact. Prospective purchasers or tenants must satisfy themselves as to the accuracy of all information contained in these particulars.

Prices and rents quoted in these particulars may be subject to VAT in addition.

Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, and reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers should satisfy themselves as to the fitness of such items for their requirements.

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. It should not be assumed that everything shown in the photographs is included in the sale of the property. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.

Any reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

No employee of RPC Land & New Homes has any authority to make or give any representation or warranty whatsoever in relation to the property.

Agent Details

For further information or to book a viewing appointment please contact RPC or visit our website at www.rpcland.co.uk

Mark Linington MRICS

01622 691911

m.linington@rpcland.co.uk

Mid Kent Office

RPC Land & New Homes Ltd

89 King Street

Maidstone, Kent, ME14 5BG

Tel: 01622 691911

