

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

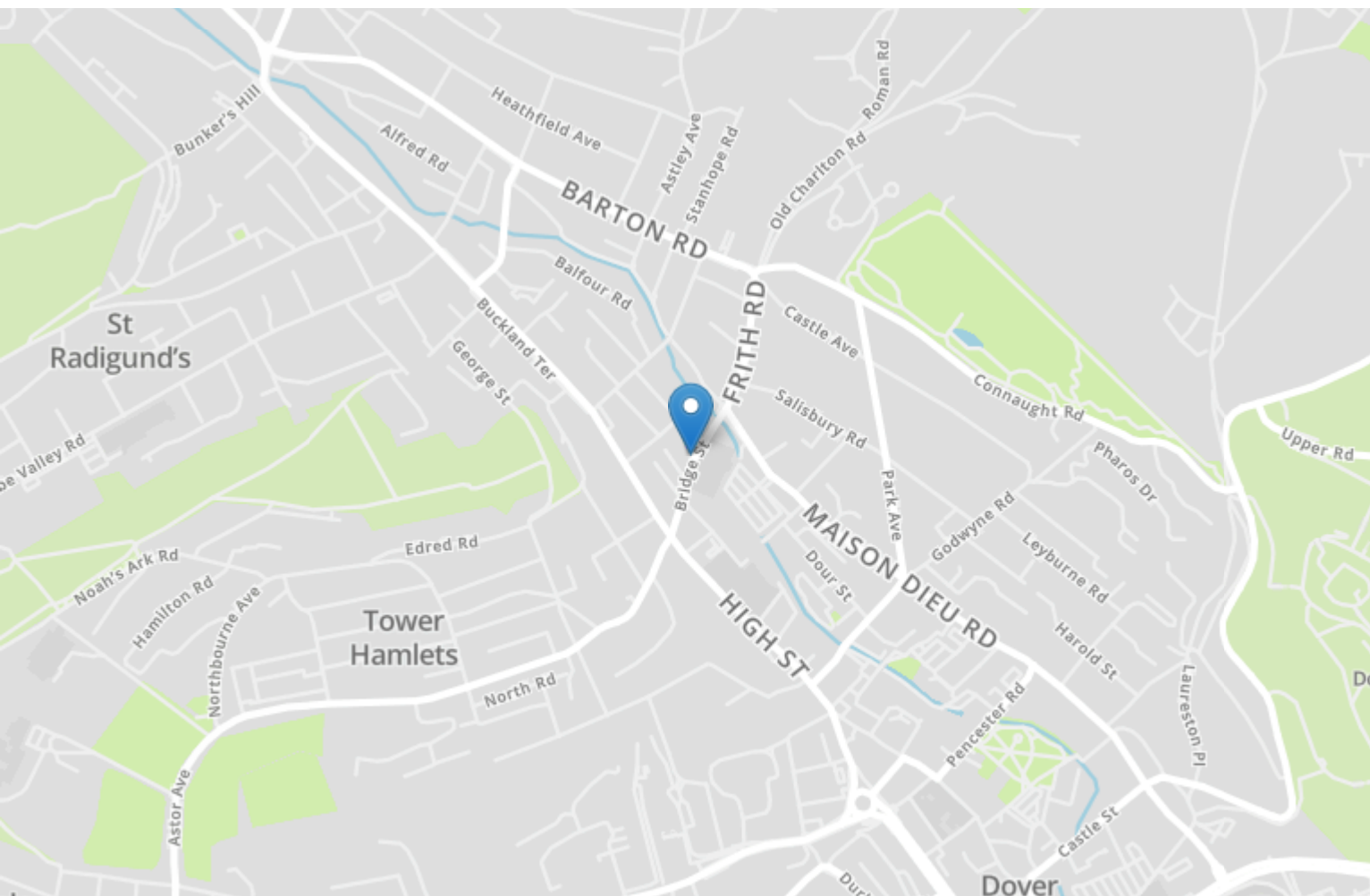
F 126-150

G Over 150

Less energy efficient

73

This is how energy efficient the building is



13 Bridge Street

Dover
CT16 2LB

£220,000 FREEHOLD

Draft Details...FOR SALE THROUGH BURNAP + ABEL...This fabulous investment opportunity is located at The Admiral Harvey, 13 Bridge Street, Dover and could still be used as a pub with residential accommodation above or converted into flats (subject to obtaining all relevant planning permission). The accommodations boasts a main bar and seating area, DJ booth, further seating areas, kitchen, toilets and garden area. On the first floor there is a balcony and potential for two flats which the current vendor has partly converted already. The vendor is also willing to sell the ground floor studio area at an extra cost of £40,000 (See 2nd floor plan for room dimensions). For your chance to view call sole agent Burnap + Abel on 01304 279107.



Main Bar Area

21' 11" x 20' 7" (6.68m x 6.27m)

Reception Room

11' 1" x 10' 4" (3.38m x 3.15m)

Reception Room

13' 10" x 10' 7" (4.22m x 3.23m)

Reception Room

8' 1" x 6' 1" (2.46m x 1.85m)

Reception Room

9' 7" x 8' 11" (2.92m x 2.72m)

Men's W.C.

Ladies W.C.

Flat One Lounge

10' 7" x 10' 2" (3.23m x 3.10m)

Balcony

Bedroom

12' 5" x 10' 2" (3.78m x 3.10m)

Kitchen

8' 6" x 6' 8" (2.59m x 2.03m)

Bathroom

Bathroom

Bedroom

9' 7" x 9' 1" (2.92m x 2.77m)

Garden

Studio Area Cost - £40,000

The vendor is willing to include this separate studio area at an extra cost of £40,000.

Lounge

9' 5" x 6' 6" (2.87m x 1.98m)

Kitchen

15' 3" x 5' 11" (4.65m x 1.80m)

Bedroom/Bathroom

11' 1" x 10' 9" (3.38m x 3.28m)

