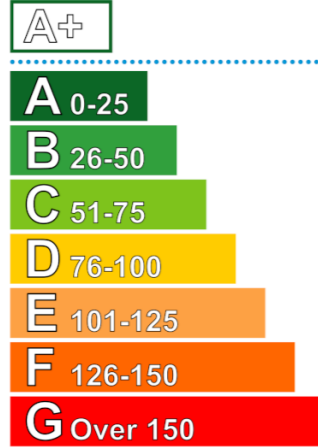
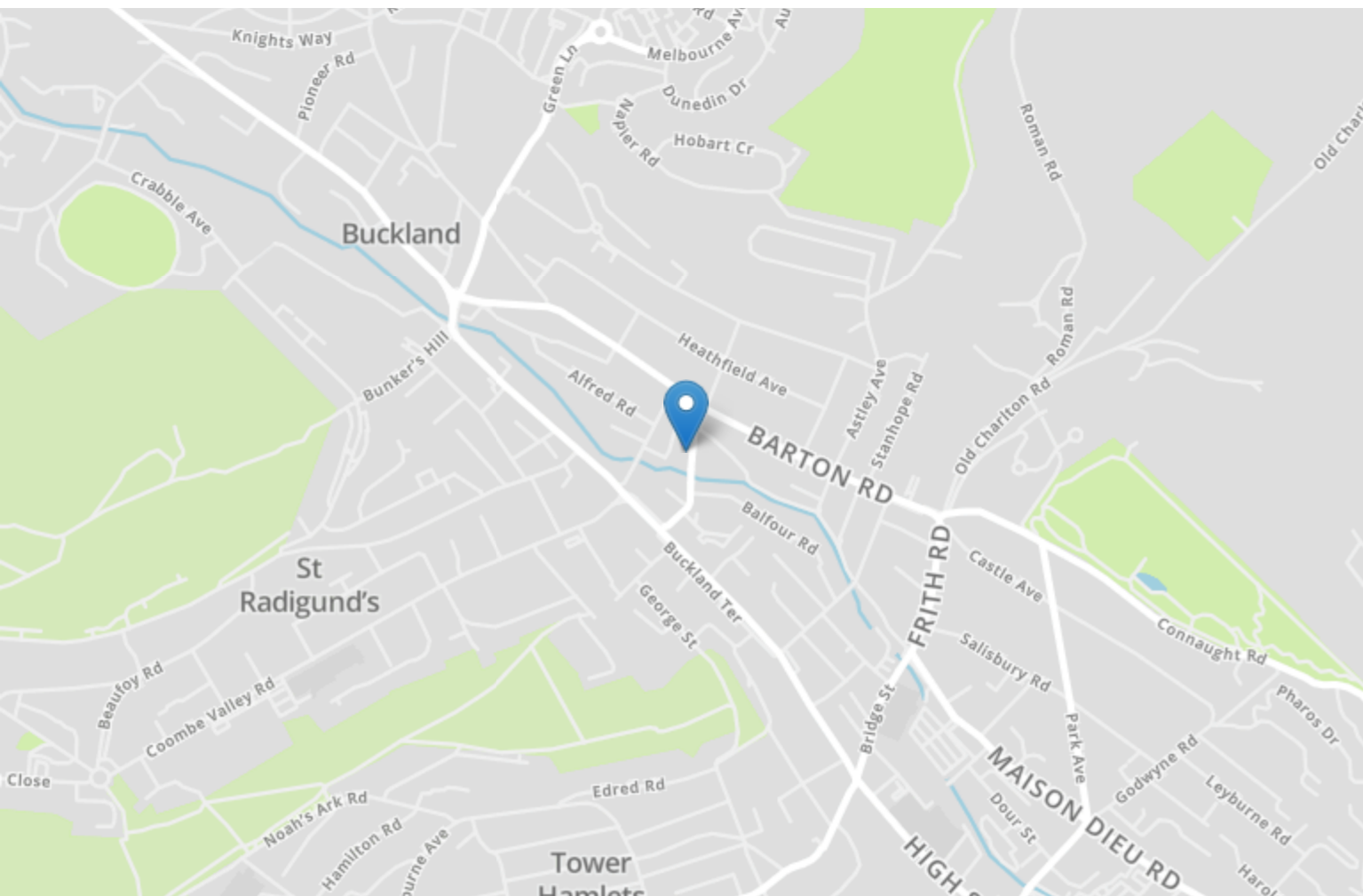


### Energy Performance Asset Rating

More energy efficient



**56** This is how energy efficient the building is



## 2 Cherry Tree Avenue

Dover  
CT16 2NL

**£100,000 LEASEHOLD**

Draft Details...For Sale Through Burnap + Abel...PROPERTY NOW SOLD & No More Viewings| Burnap + Abel are delighted to offer onto the market this commercial premises located on the popular Cherry Tree Ave, Dover. Ideal chain free investment opportunity. For your chance to view call Burnap + Abel on 01304 279107.



**Shop Floor**

34' 4" x 12' 8" (10.46m x 3.86m)

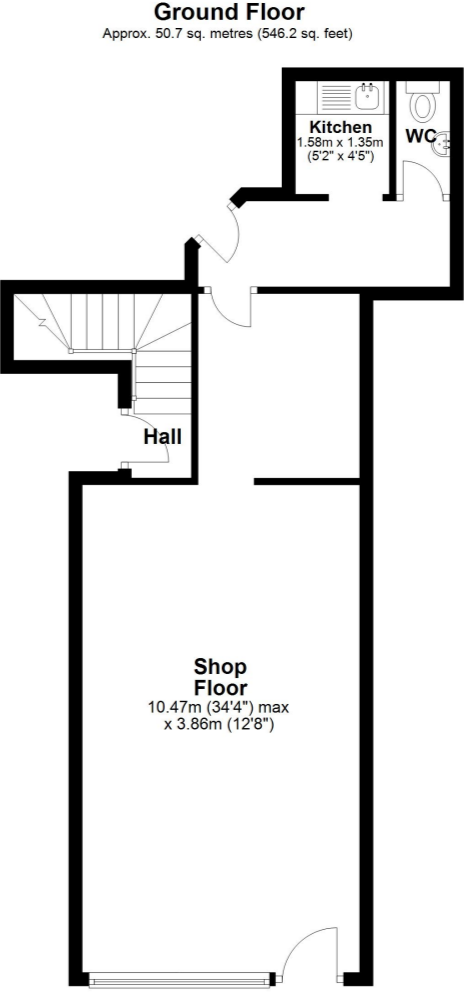
**Kitchen**

5' 2" x 4' 5" (1.57m x 1.35m)

**W.C**

**Area Information**

Located close to many popular primary and secondary schools and is within easy reach of a range of local amenities including the Tesco superstore. Dover town centre is only a short drive away providing access to the St James Retail complex and Dover seafront. Dover Priory mainline railway station provides quick access to London St Pancras International via HS1 and lines connecting to Kent towns.



**Ground Floor**  
Approx. 50.7 sq. metres (546.2 sq. feet)

Total area: approx. 206.7 sq. metres (2225.4 sq. feet)

