

**VALUATION  
OF  
7 PARK PLACE  
DOVER  
KENT CT16 1DF**

By:  
David Hannent FRICS MCI Arb  
PMC  
41 Castle Street  
Dover  
Kent CT16 1PT

For:  
Embrake Management Ltd  
16 Athelstan Road  
Faversham  
Kent  
ME13 8QL

September 2012

34208



**REGISTERED SURVEYORS**

PMC is the trading name of PMC Services Ltd.  
Registered in England No: 2820101  
www.pmc.net mail@pmc.net



## **Valuation**

**7 Park Place, Dover, Kent CT16 1DF**

### **GENERALLY**

The valuation was carried out on Friday, 14 September 2012. The property was occupied and access was obtained from the owner.

The weather was dry and bright and all parts of the building were accessed.

**This valuation is for the sole benefit of Embrake Management Ltd and does not confer rights to third parties.**

PMC has been asked to provide a valuation of the above property. We have been providing this service in the Dover district for the past twenty eight years. We provide valuations for litigation, probate and bank and mortgage society lending. We are approved Valuers for HSBC, the Bank of Ireland and the Ecology Building Society. We have also carried out Valuations for most of the major Banks and various Housing Associations. David Hannent, who carried out this valuation, is a Fellow of the Royal Institution of Chartered Surveyors, qualifying in 1970, and is a Registered Valuer. We are not connected with any estate agency or financial lending institution.

We are Regulated by the RICS and Constructionline Registered.

### **PROPERTY DESCRIPTION**

The property is the ground floor of a three storey block located in a main street location and is currently a shell with a shop front. It has to the rear garage doors and access to a private road. The valuation relates to the ground floor only, which is separate from the maisonette on two storeys above, which has separate access. It is of traditional construction, under a pitched slate roof, constructed approximately 100 years ago. All is in good order with no signs of structural issues with an area of approximately 125m<sup>2</sup>. It has a toilet, kitchen area and a separate office area.

## **THE MARKET**

The market has been receding over the past two years; however, it appears to have levelled out and may even be improving. Our evidence is that property is beginning to change hands and prices are slightly rising. The current international circumstance precludes speculation as to how far or how fast this will go.

Generally there is not as much property on the market as one might expect; however, we have looked at comparables and the property in question has the following advantages:

1. It is in a main foot traffic area;
2. It is close to a residential area;
3. It has access front and back;
4. It would get approval for a number of uses;
5. It is a useful size with good facilities.

The negative aspects are:

1. There is limited parking outside;
2. There are a number of similar shop areas vacant in Dover;

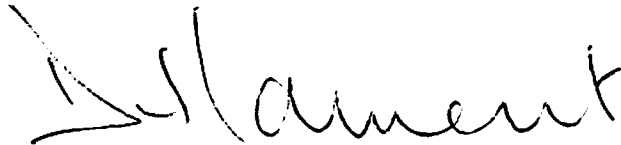
## **VALUATION**

In respect of the valuation of the property, we believe that a figure of £95,000 (Ninety Five Thousand Pounds) or thereabouts is a reasonable price, assuming freehold, in the current market. Of course, immediate market conditions may raise or decrease this by an amount and the current market is showing an overall small increase in prices.

## **SUMMARY**

This valuation is not a survey and we always advise clients to make their own arrangements for a full structural survey.

This valuation was carried out by David Hannent FRICS FBEng MCI Arb, who remains available for any further comment that should be required.

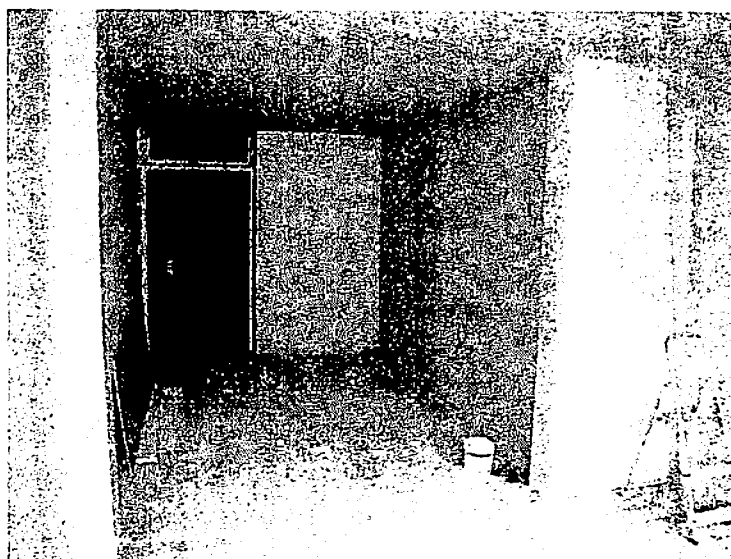


**David Hannent FRICS FBEng MCI Arb**  
**14 September 2012**

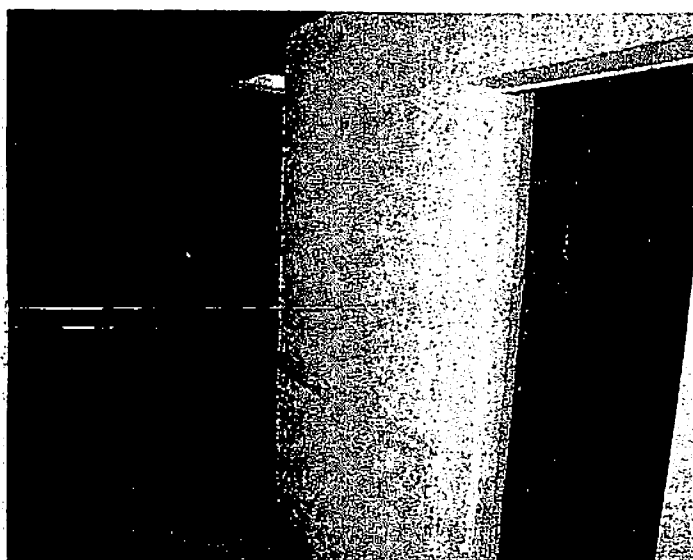
Attachments: Photographs



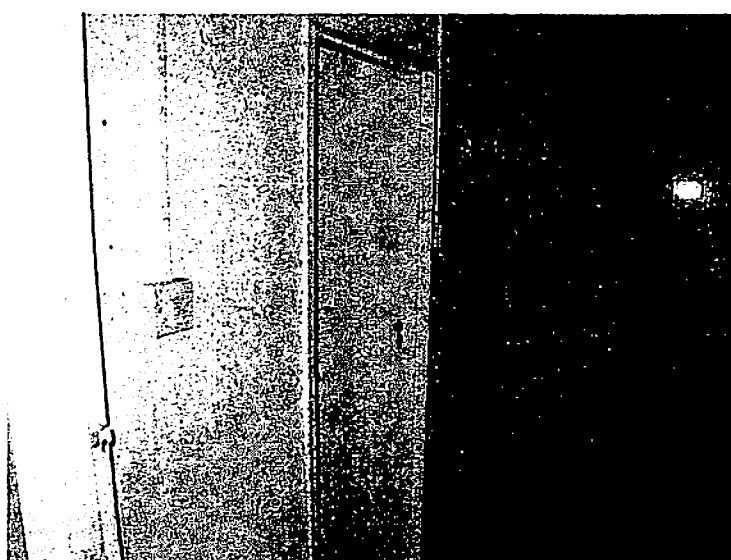
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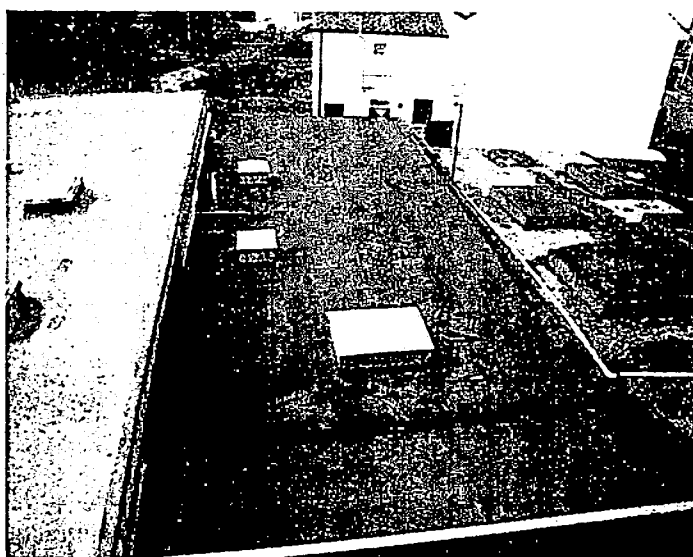
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