



FOR SALE
VEHICLE SERVICE & MOT GARAGE

EBDENS GARAGE, 57 GILFORD ROAD, DEAL

**EBDENS GARAGE
57 GILFORD ROAD
DEAL
KENT
CT14 7DH**

Vehicle Service & MOT Centre

- Combined floor area of 655.3 m² (7,054 sq ft) approx.
- Site area of 0.304 Hectares (0.75 acres) approx.
- Potential for redevelopment (subject to planning)
- Prominent and accessible location

FOR SALE BY PRIVATE TREATY

OFFERS IN REGION OF £600,000

**Viewings strictly by appointment
via sole agents:**

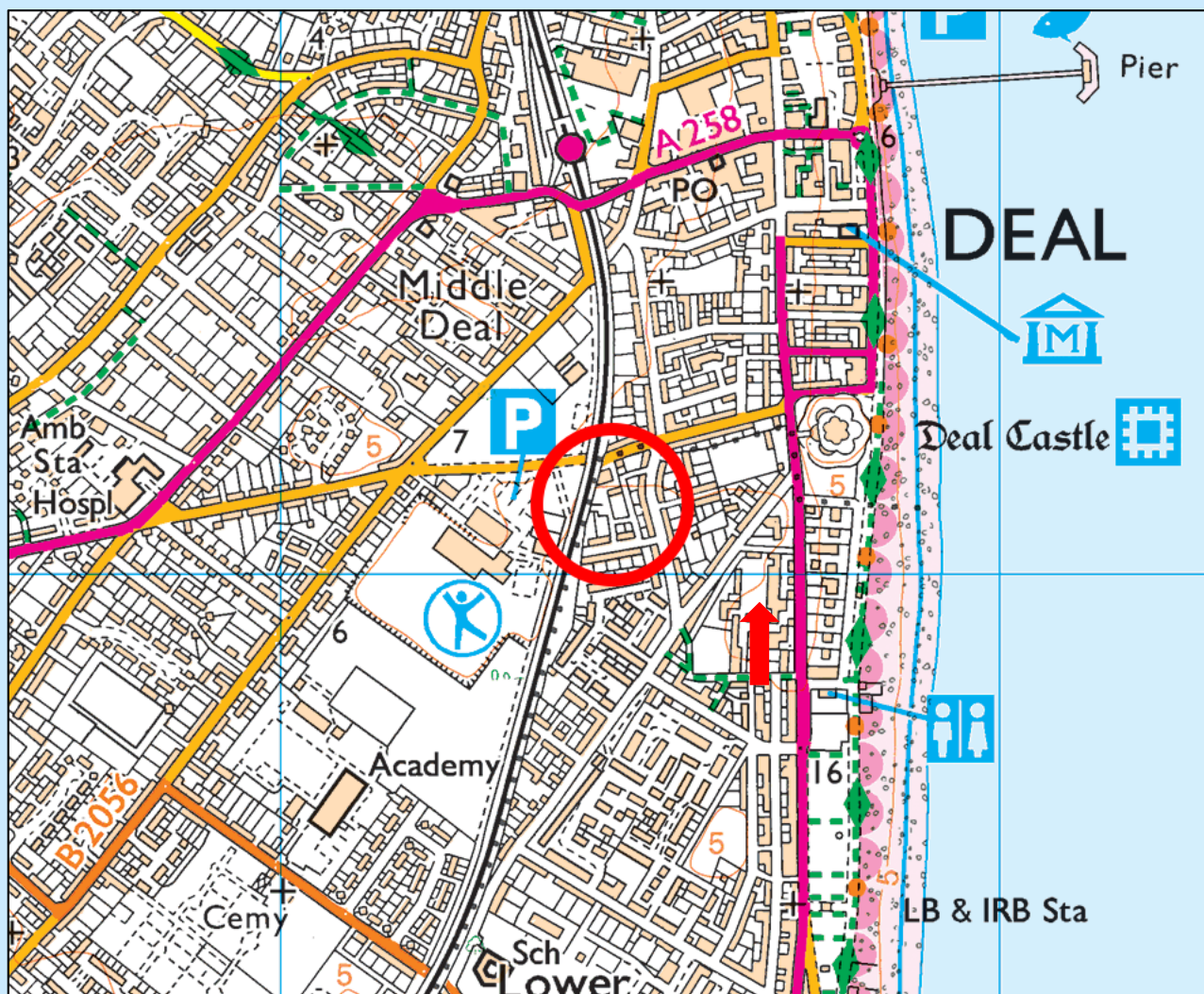
**Will Giles or
William Hinckley
01227 763663**



LOCATION

Deal is an attractive and historic coastal town situated on the east Kent coastline, approximately 8 miles north-east of Dover and 15 miles south-east of Canterbury. The town is well known for its charming seafront, traditional architecture and vibrant local community, making it a popular destination for both residents and visitors. Deal retains much of its maritime heritage, with notable landmarks including Deal Castle.

The town benefits from a picturesque waterfront and a thriving high street offering a mix of independent retailers, cafés, restaurants and local amenities. Deal also enjoys excellent transport connections, with regular mainline rail services to London St Pancras International via the high-speed line (approximately 1 hour 20 minutes) and services to London Victoria. The nearby Port of Dover provides access to international ferry services to continental Europe and connectivity for both business and travel.



DESCRIPTION

The property comprises a vehicle service and MOT garage arranged as a series of interconnected buildings, including a main workshop, service stations and associated office accommodation. In addition, there are offices and a 2 bedroom flat on the first floor.

The site extends to approximately 0.304 Hectares (0.75 acres), which includes a generous rear parking area, yard and allotment gardens. The property offers a well-established operational layout suitable for continued automotive use, whilst also presenting potential for alternative uses or redevelopment (subject to planning).

ACCOMODATION

The property has the following approximate floor areas (NIA):

| Description | Area m ² | Area sq ft |
|---------------------|---------------------|--------------|
| Garage | 214.1 | 2,305 |
| Rear Workshop | 204.6 | 2,202 |
| MOT Bays / Workshop | 165.9 | 1,786 |
| First Floor Flat | 70.7 | 761 |
| Total | 655.3 | 7,054 |

BUSINESS RATES

The Rateable Value (RV) as of April 2026 for this property is shown on the Valuation Office website as follows:

Garage and Premises - £20,250
Workshop and Premises - £10,750

The UBR as of April 2026 will be 43.2p. Further details are available from the agent or the VOA website.

COUNCIL TAX

The residential accommodation is assessed within Council Tax Band B

EPC

The main building has been assessed within Band F, whilst the MOT service bays have been assessed within Band D. Copies of the EPCs are available from the agent upon request.



PLANS & BOUNDARIES

Any plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to making any offer.

PROPOSITION & TERMS

The freehold interest in the property is offered for sale subject to vacant possession upon completion.

Our clients are seeking offers in the region of **£600,000** exclusive of VAT (if applicable).

OVERAGE

The sale will be subject to an overage provision allowing the vendor to benefit from any future uplift in value arising in the event that the purchaser obtains planning permission for redevelopment.

FURTHER INFORMATION

Interested parties will be provided with a link to a data room giving access to copies of any further information in respect of the property.



LEGAL COSTS

Each party will bear their own legal costs

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are required to obtain proof of identity for all purchasers.

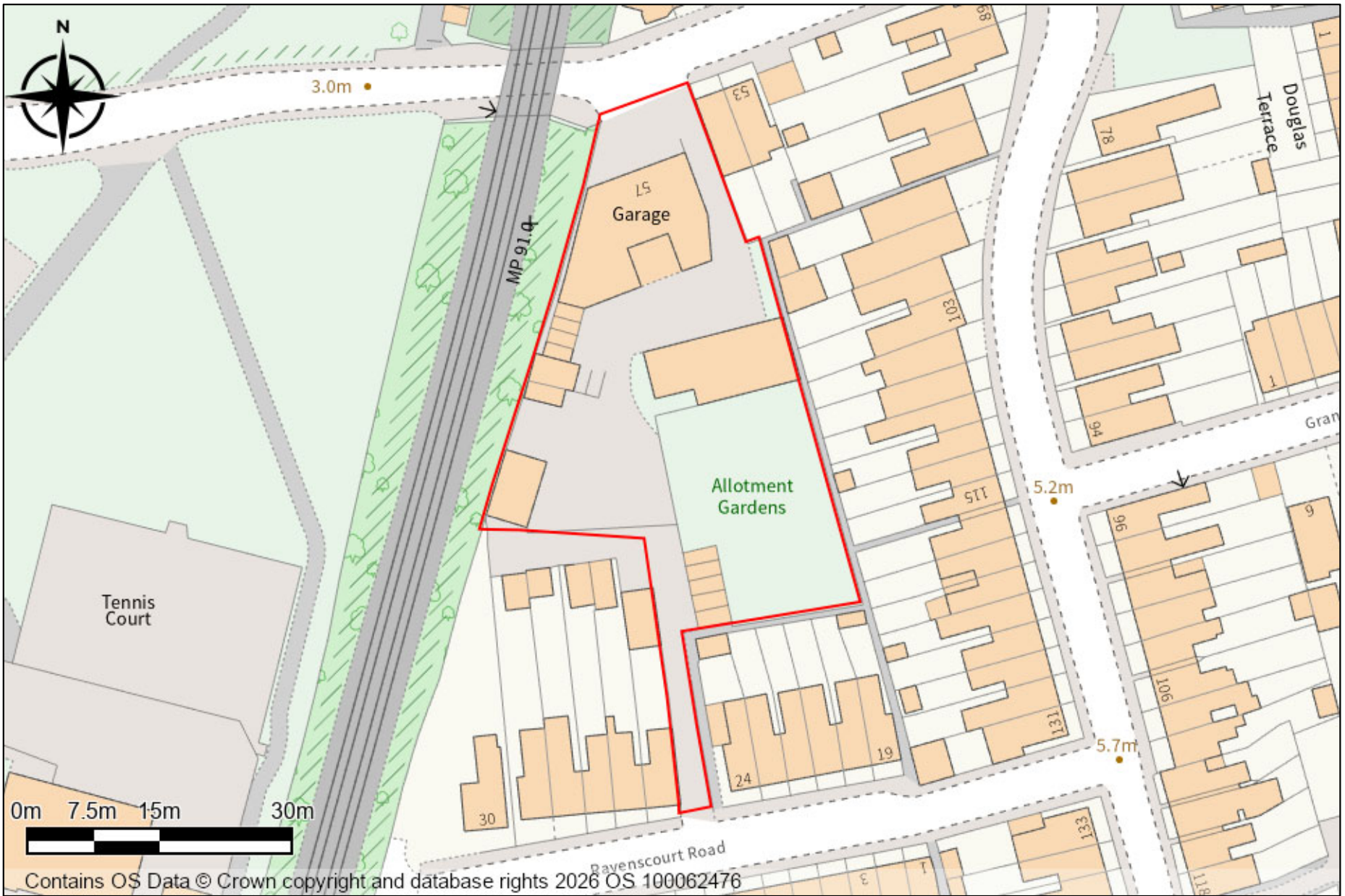
VIEWINGS

Strictly by appointment through the Sole Agents:

William Hinckley
Will Giles
01227 763663

Details created April 2026

SITE PLAN



*Not to scale



Land and Property Experts
www.btfpartnership.co.uk
27 Watling Street Canterbury Kent CT1 2UD

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