



## Prominent Retail/Leisure Premises To Let

### LOCATION

Dover has a population of approximately 40,000 and is an important channel ferry terminal. The town is served by the A2 and A20, which in turn provides access to the M2 and M20 motorways respectively.

The premises are located within the pedestrianized section of Biggin Street close to retailers including **Marks and Spencer, W H Smith, Superdrug, Clintons and Holland & Barrett.**

### ACCOMMODATION

Arranged with sales accommodation on both ground and first floors with the following approximate dimensions and areas:-

Gross Frontage	14.2 m	46 ft 7 ins
Internal Width	13.7 m	45 ft 11 ins
Shop Depth	25.5 m	83 ft 8 ins
Built Depth	29.9 m	98 ft 1 ins
Ground Floor	333.5 sq m	3,590 sq ft
First Floor	443 sq m	4,768 sq ft

### TERMS

A new, effectively, full repairing and insuring lease is available for a term of years to be agreed at a commencing rental of **£65,000 per annum**, subject to five yearly upward only rent reviews.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is attached.

### RATING ASSESSMENT

Rateable Value	£57,500
Rate in the £ (2019/20)	50.1p

Prospective occupiers should make their own enquiries to verify this information.

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

### CONTACT

For further information or an appointment to inspect please contact sole agents:-

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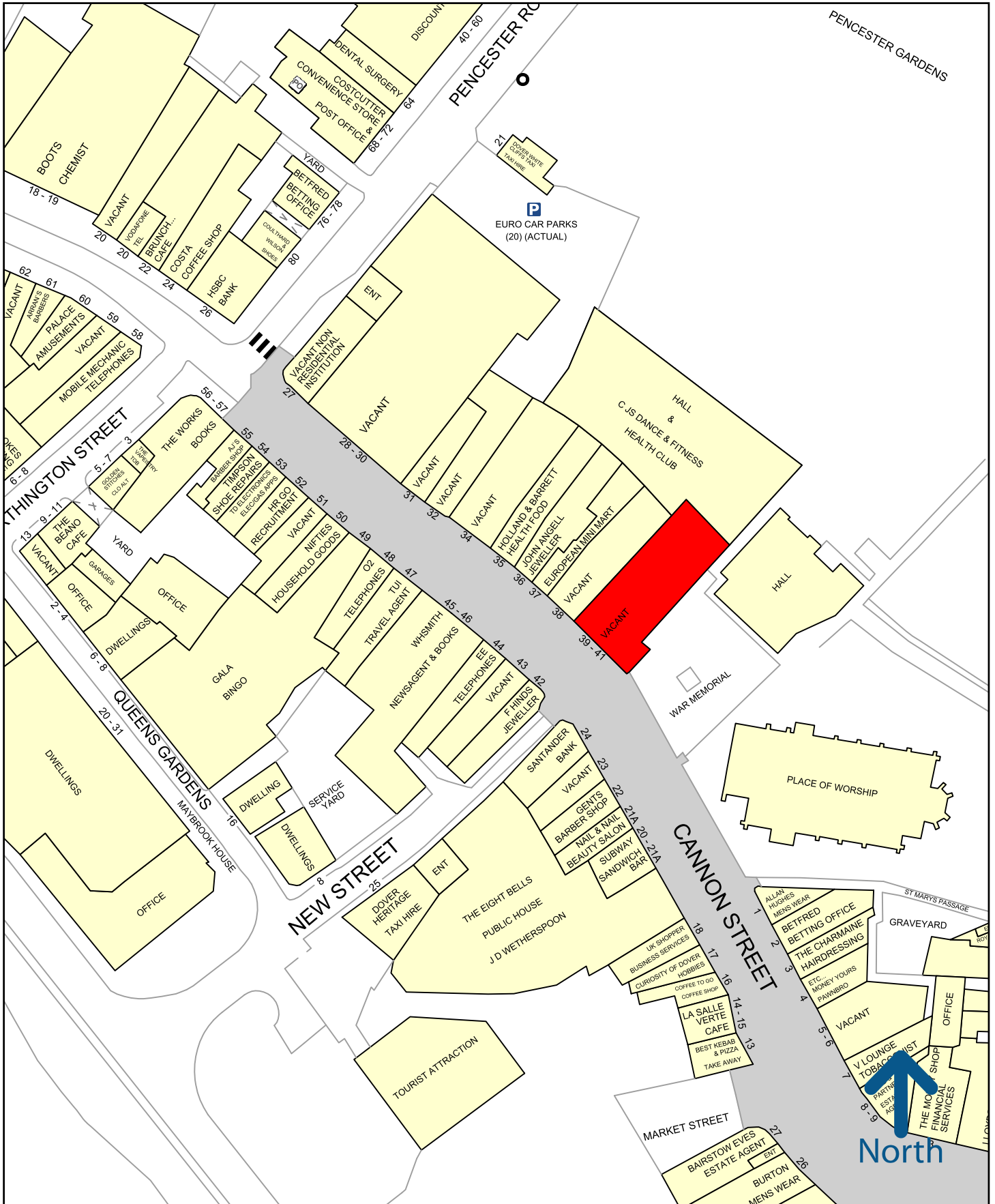
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Or through our joint sole Agent, Jamie Simister  
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Subject to Contract & Exclusive of VAT



50 metres

Experian Goad Plan Created: 17/01/2019  
Created By: Cradick Retail

