# DOVER 40-41 BIGGIN STREET CT16 1BU \*A1/A3/A4/D2\* CONSENT GRANTED

DOROTHY PERKINS

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## LOCATION

Cradick

www.cradick.co.uk

ARDS

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.

Prominent Retail/Leisure Premises To Let

## 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:-

Matt Ritson	Emma Clarke
01892 707500	01892 707512
07484 022795	07799 604406
mritson@cradick.co.uk	eclarke@cradick.co.uk

Or through our joint sole Agent, Jamie Simister at Jamieson Mills - 07551 760696

Subject to Contract & Exclusive of VAT

@CradickRetail

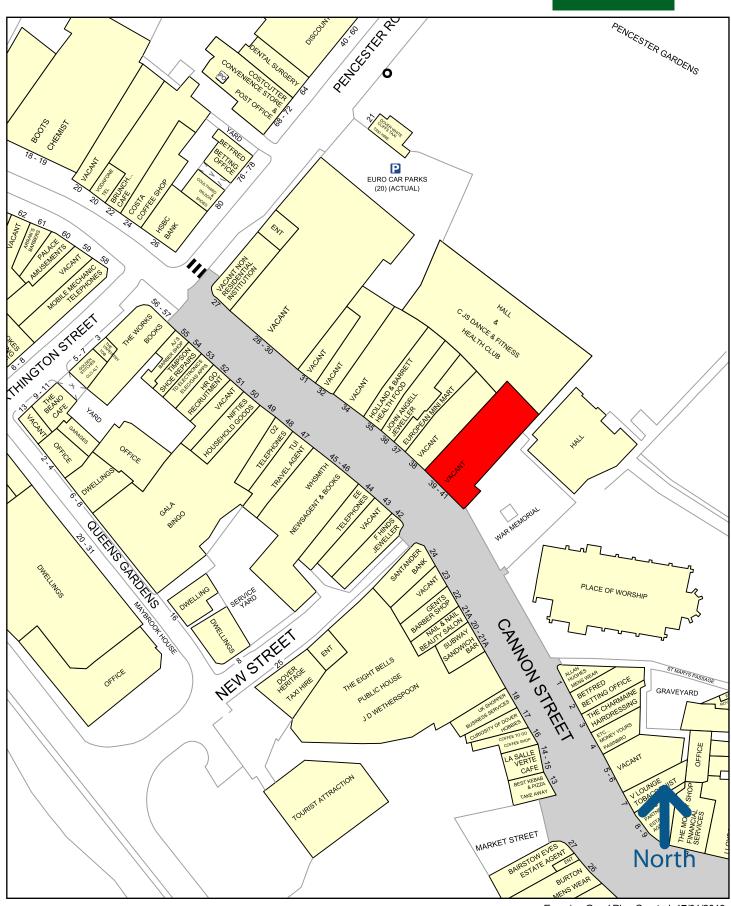
Longford House, 19 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1EN • 01892 515001

Offices in Tunbridge Wells & Brighton

www.cradick.co.uk







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



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50 metres

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