



Prominent Retail Store - To Let
A2/A3/A4 Uses Will Also Be Considered - Subject to Planning

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 £ (2017/18)	47.9p

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.

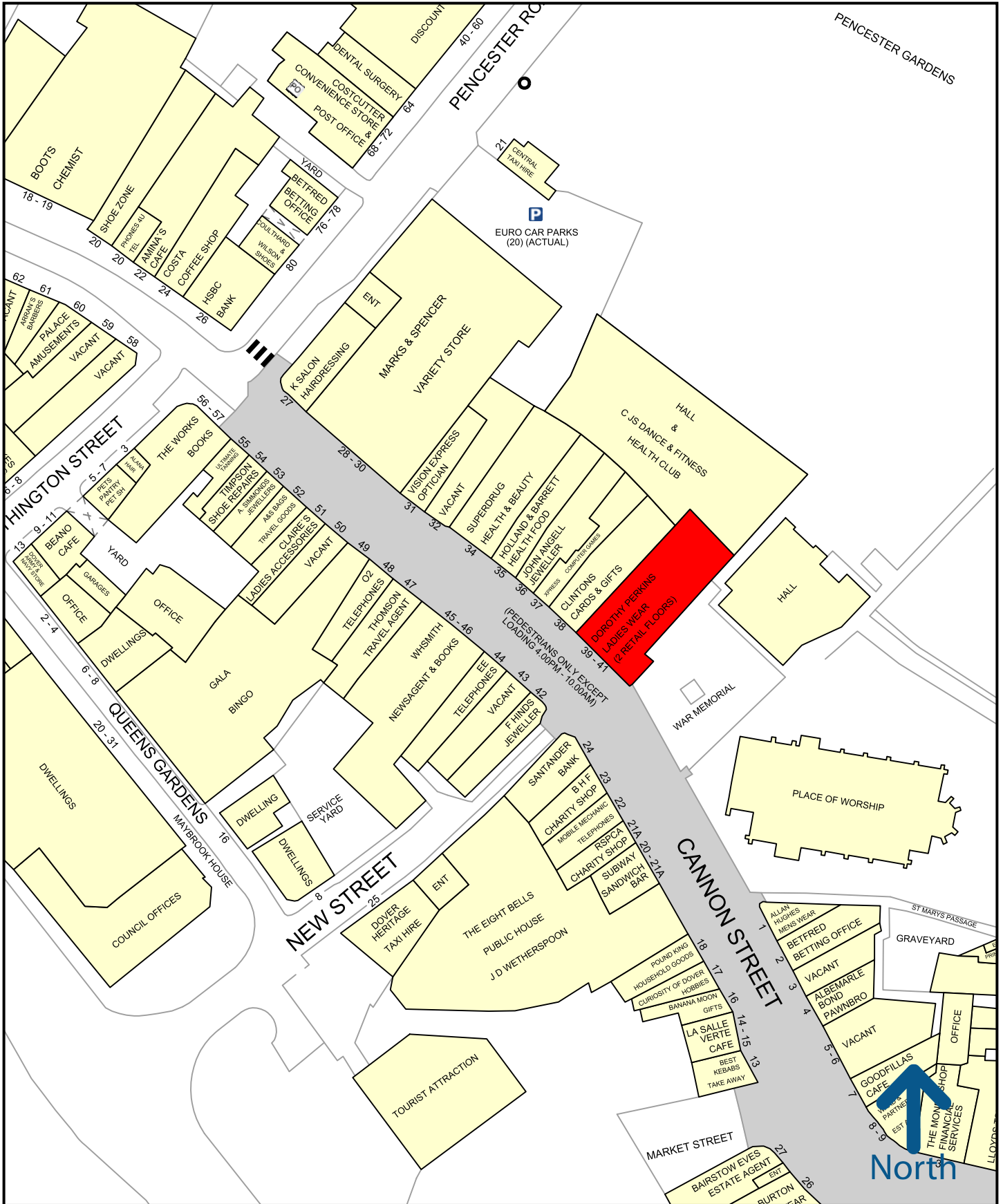
CONTACT

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

Stephen Cradick	Alex Standen
01892 707507	01892 707577
07798 825932	07770 935263
scradick@cradick.co.uk	astanden@cradick.co.uk

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

Subject to Contract & Exclusive of VAT



Experian Goad Plan Created: 17/11/2014
Created By: Cradick Retail

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate

Non-Domestic Building



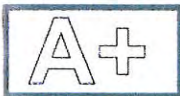
38-41 Biggin Street
DOVER
CT16 1BU

Certificate Reference Number:
9290-2941-0310-4110-5050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **68** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	1068
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	117.46

Benchmarks

Buildings similar to this one could have ratings as follows:

49 If newly built

72 If typical of the existing stock