

01227 788088

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53 Biggin Street, Dover, Kent CT16 1DB



RETAIL PREMISES WITH UPPER PARTS
1258 ft² (116.89 m²) approx
TO LET

FEATURES

- Town centre location
- Pedestrianised area
- Prominent local retailers
- Secure electric roller shutter

CONTACT



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LOCATION

The property is situated in a prominent position fronting Biggin Street, a pedestrian area close to numerous retailers, including Marks and Spencer, Holland & Barratt, Specsavers, Argos, JJB Sports, Peacocks, New Look, Boots, The Works and Costa Coffee.

There are several public car parks serving the town centre, and Dover Harbour and sea front are approximately 800m.

Dover is connected to the motorway system via the A20 (M20) and A2 (M2). Dover Priory mainline station is approximately 400m.

DESCRIPTION

The shop is arranged on the ground and first floors. The shop benefits from a good front display as its previous user was a jeweller. There is a steel roller shutter to the front and reinforced steel door to the rear.

The shop could be used for a variety of uses, subject to obtaining the necessary consents.

ACCOMMODATION

The property comprises the following approximate dimensions (net internal area):

Area	Description	Ft ²	M ²
Ground Floor	Sales Area	452	41.97
Ground Floor	Office / Storage	33	3.05
First Floor	Office	281	26.12
First Floor	Kitchen	106	9.85
First Floor	WC		
Basement	Storage	386	35.90
Total		1258	116.89

TERMS

The property is available to let on full repairing and insuring terms at an initial rent of £16,000 per annum exclusive of all other outgoings.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

According to the Valuation Office Agency website the Rateable Value is £14,500. The Uniform Business Rate for the year 5 April 2017/2018 is 46.6p in the £. Certain reductions may be available. For a guide to business rates please see <https://www.gov.uk/introduction-to-business-rates>.

EPC

To be assessed.

Viewing

Via Sole Agents

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