

01227 788088

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6 Bench Street, Dover, Kent CT16 1JH



RETAIL PREMISES

970.70 ft² (90.18 m²) approx

TO LET (available from January 2018)

FEATURES

- Town Centre Location
- Close to Seafront and new St James Development
- Several Public car parks close by

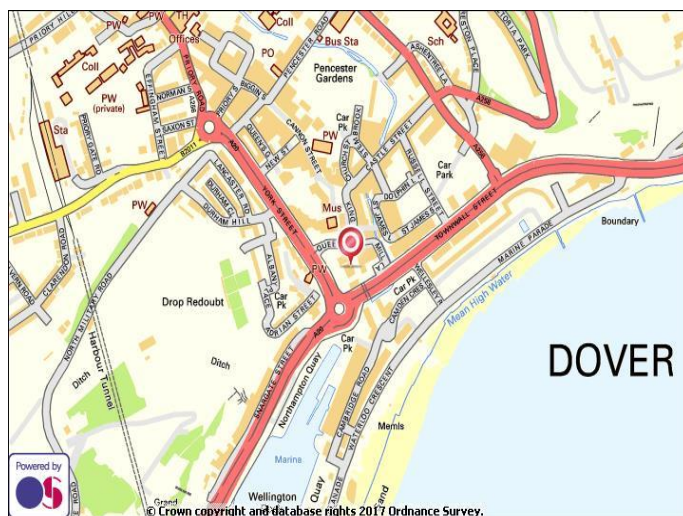
CONTACT



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LOCATION

The property is situated in the centre of the town of Dover. Bench Street connects the Market Square and prime retail of Biggin Street with the sea front and harbour. The property is also located close to the New St James development with occupiers such as Next, M&S Food Hall, Cinemax Cinema, Frankie & Benny's to name just a few.

There are several public car parks close by, the bus station and Dover Priory Main Line Station are located approximately 800m distant. Dover is connected to the motorway system via the A20 (M20) and A2 (M2).

DESCRIPTION

The property is arranged on the ground floor and has both front and side display windows and it is mostly rectangular, with storage, WC and kitchen area.

ACCOMMODATION

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

Area	Description	Ft ²	M ²
Ground Floor	Sales Area	970.70	90.18
Ground Floor	Kitchenette & WC		

TERMS

The property is available to let on full repairing and insuring terms at an initial rent of **£9,500 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 £5,300. 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 payable please see www.businesslink.gov.uk.

EPC

Energy Performance Asset Rating C67.

Viewing

Via Sole Agents

Caxtons - Vaughan Hughes BSc MRICS
Beverley Smallman MNAEA
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