

# UNIT B2 ST JAMES' DEVELOPMENT

Dover CT16 1QD



## Key Highlights

- Newly completed retail and leisure development in the centre of Dover
- Nearby occupiers include Nando's, Cineworld, Next, M&S Foodhall and Travelodge
- Shared customer car parking
- External seating to the front elevation
- GIA approx. 348 sq m (3,750 sq ft)

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## Location

Located in the centre of Dover the mixed retail and leisure scheme comprises 157,000 sq ft of newly completed space and is anchored by a 16,000 sq ft Next, 16,000 sq ft M&S, 6 screen Cineworld and a 106 bed Travelodge.

The St James' Development is a newly completed scheme hosting a number of leisure and retail occupiers including Nando's, Burger King, Greggs, Costa Coffee, Superdrug, Card Factory and the Food Warehouse (Iceland).

## Description

Single storey mid terraced unit of steel framed construction with full height glazing to the front elevation. Externally there is a seating terrace to the front elevation.

## Accommodation

The premises are configured to provide accommodation at ground floor level. Internally the unit will be provided in shell condition with capped services.

## Tenure

Held for a term of 15 years from July 2018 at a current rent of £103,152 per annum subject to an upwards only review in July 2023 and five yearly thereafter. The service charge is initially proposed to be based on £2.50 psf.

## Approximate Floor Areas

The property has the following approximate gross internal area:

AREA	SQ FT	SQ M
Ground Floor	3,750	348

## Rateable Value

Rateable value is in the process of being assessed.

## EPC

An EPC is in the course of preparation.

## Viewings

All viewings must be arranged by prior appointment through the joint agents Savills and Redleaf.

## Photography

Please note the unit is currently closed. All images included within this brochure are for indicative and illustrative purposes only.

## VAT

All figures quoted are exclusive of VAT.

## Contact

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