

01227 788088

www.caxtons.com

33-34 Biggin Street, Dover, Kent CT16 1BU



**RETAIL PREMISES WITH UPPER PARTS 342m² (3,676ft²)
TO LET**

FEATURES

- Town centre location
- National retailers close by
- Heavy goods lift
- Ample storage

CONTACT



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LOCATION

The property is situated fronting onto Biggin Street in the centre of Dover and forms part of the town's main retail area with Cannon Street and Market Square

Biggin Street is mostly pedestrianised and includes several multiple retailers and main banks, such as Holland and Barrett, B & M, TUI and The Works.

DESCRIPTION

The shop is open plan and rectangular. There is a heavy goods lift to the front of the building with its own roller shutter door, however this can be removed by the Landlord if required. There is a small mezzanine office to the rear of the store and ample storage on the first floor along with kitchen/staff and both male and female toilet facilities.

ACCOMMODATION

The property comprises the following approximate net internal areas:

Description	M ²	Ft ²
Ground Floor Sales Area	206.75	2,225
Mezzanine Office	7.17	77
First Floor Storage	118.01	1,270
Kitchen / Staff Room	9.66	104
Male & Female WC's		
Total Areas	340.84	3,676

TERMS

Lease and Rent

The property is available to let on a new FRI lease for a term to be agreed at a rent of **£45,000** per annum exclusive.

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 property's description is "Shop & Premises" and the Rateable Value is £33,500. For information regarding business rates please visit www.gov.uk.

EPC

Energy Performance Asset Rating C62. A copy is available upon request.

Viewing

Via Sole Agents Caxtons 01227 788088.

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