



the voice of experience

Per Annum

Rent £12,000



31/33 High Street, Deal, CT14 6EL

First Floor Office Suite, in the centre of Deal close to all shopping and transport facilities. Shared cloakroom facilities.

- **First Floor Office Suite**
- **Centrally Heated**
- **Office Lighting**
- **Centre of Deal**
- **New Lease Available**



To arrange a viewing please call **01304 246111**

First Floor Office Suite in the centre of Deal close to all shopping and transport facilities. Shared cloakroom facilities.

Description

A first floor office suite with shared cloakroom facilities.

Staff Room

Approx. 3.67 x 4.13 / 12'0" x 13'6"

Hallway

Office 1

Approx. 5.74 x 4.91 / 18'9" x 16'1" plus alcove

Office 2

Approx. 2.36 x 5.10 / 7'8" x 16'8"

Approx. 4.49 x 7.54 / 14'8" x 24'8"

Approx. 2.57 x .69 / 8'5" x .226'4"

Office 3

Approx. 3.59 x 4.38 / 11'9" x 14'4"

Office 4

Approx. 2.89 x 2.64 / 9'5" x 8'7" Plus 3.82 x .57 / 12'6" x .187'0"

Approx. 5.08 x 2.48 / 16'7" x 8'1" Plus 4.06 x .95 / 13'3" x .311'8"

Communal Toilets

Rent

£12,000 per annum.

Lease

A new lease is available for terms to be agreed.

Services

Tenants are responsible for their own electric and telephone.

Insurance

Insurance proportion to be reimbursed to the Landlord.

We have been advised that the insurance contribution is 21.29% equating to £632.35 per annum to 25th September 2024.

Service Charge

There will be a service charge. We understand that the current year is approx £7874.24.

Business Rates

Dover District Council 2023 List: £12,500

Energy Performance Certificate

EPC Rating Band D

Legal Costs

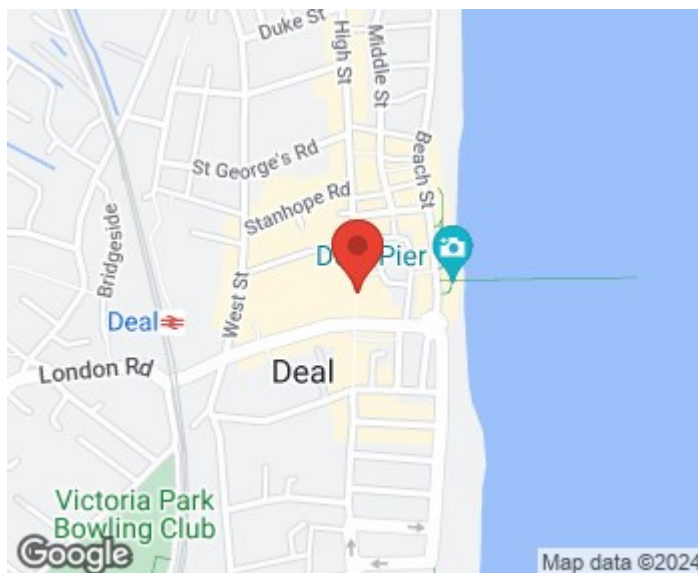
Incoming tenant to pay Landlords legal costs.

Viewing

Strictly by appointment only with Tersons

01304 246115

Email: niki@tersons.com



Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



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