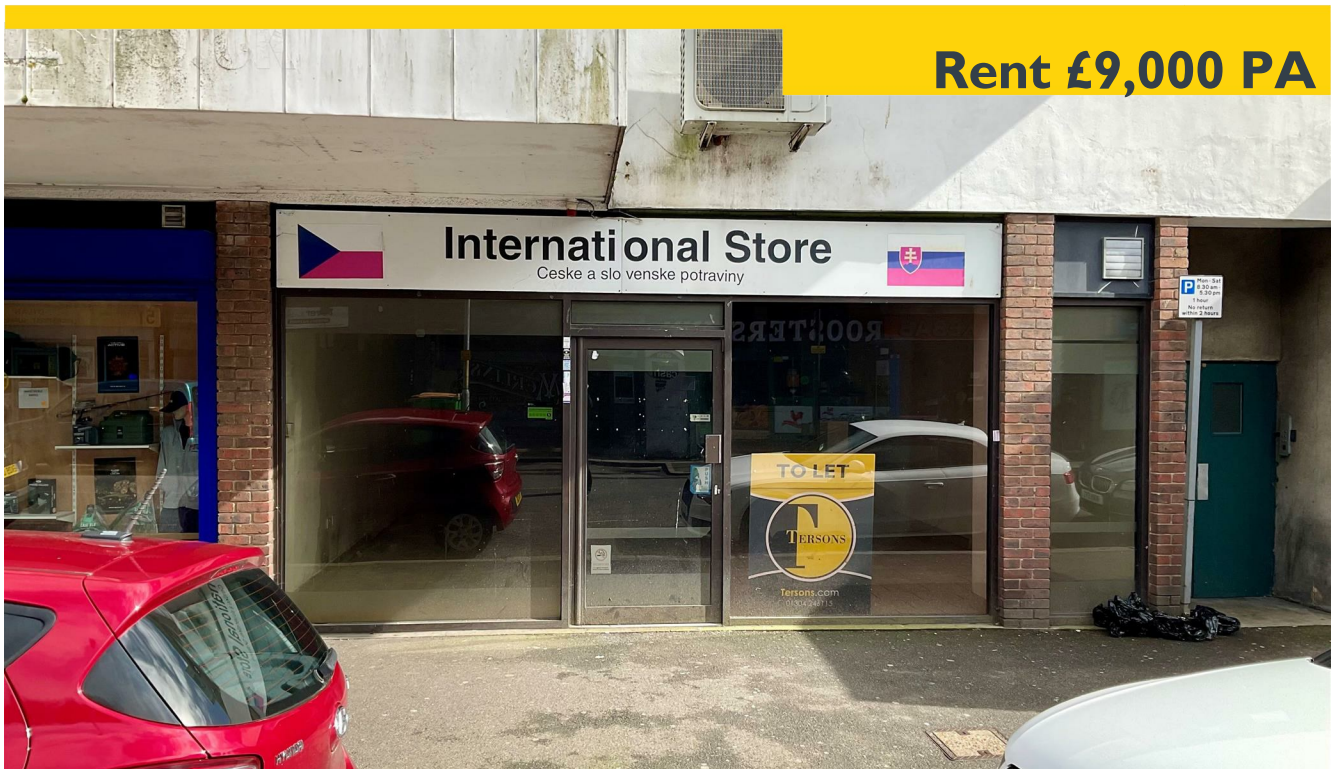




*the voice of experience*



**Unit 13, The Charlton Centre High Street, Dover CT16 1TT**

Shop to let in the Charlton Centre with direct access to the pavement, meaning 24 hour opening is possible. The shop is in a shell state so suitable to fit out for a variety of uses subject to permissions.

- **HIGH STREET LOCATION**
- **2 PARKING SPACES**
- **SPACIOUS SHOP**
- **DIRECT PAVEMENT ACCESS**
- **ENERGY RATING B (35)**



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

Shop to let in the Charlton Centre with direct access to the pavement, meaning 24 hour opening is possible. The shop is in a shell state so suitable to fit out for a variety of uses subject to permissions.

### Shop

41'7 x 20'4 max (12.67m x 6.20m max)

Large shop window and door opening to pavement. Sink unit.

### Toilet

### Outside

2 Parking spaces in carpark to the rear. Rear loading bay and communal access. Pay and display car park to the rear of the centre (restricted opening)

### Lease

A new lease is available terms to be agreed.

### Rent

£9,000 PA

### Services

Mains electric, water, drainage facilities. New electrical certificate with property.

### Business Rates

Current Rateable Value £6,600 (taken from Dover Council database 2023)

### Service Charge

1.57% Service charge of the whole.

### Building Insurance

£29.36 per month for 2023/2024

### Energy Rating

B (35)

### Viewing

Strictly by appointment only with Tersons.

01304 246111

dover@tersons.com

### Legal Costs

Each party to bear their own legal fees.

All prices quoted are exclusive of VAT. The reference to any mechanical or electrical equipment or facilities at the property shall not constitute a representation as to its status condition or that is capable of fulfilling its intended function. Perspective purchaser should satisfy themselves as to the fitness of any equipment or the property to make sure it is suitable for their requirements.



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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