



*the voice of experience*

**Per Annum**

**Rent £5,000 P.A**



**19A High Street , Dover CT16 1DP**

Compact lock up shop in High Street. Good window frontage. Street parking bays opposite. Suitable for a variety of uses.

- **High Street Location**
- **Close to Bus Stop**
- **Short Distance to Town Centre and Dover Priory Station**
- **Energy Rating - E (113)**



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

This compact unit is ready to be put to use. Large window frontage makes the unit light and is ideal for advertising your business. Street parking is available opposite. A busy secondary location.

### Shop

Approx 18 sq m overall including cloakroom.

### Services

The unit has electric and a water meter.

### Rent

£5,000 per annum.

### Lease

A new lease is available for terms to be agreed.

### Business Rates

Dover District Council 1st April 2023 to present £4,050.

### Legal Fees

The incoming tenant to pay the Landlords reasonable legal fees in the preparation of the lease.

### Energy Performance Certificate

E (113)

### Viewing

Strictly by appointment only with Tersons. 01304 246111

Email: [dovert@tersons.com](mailto:dovert@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.

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