Property Details

Tersons the voice of experience

Per Annum

Rent £13,500



Recently refurbished shop unit TO LET. Benefits from parking to the rear. In busy pedestrianised

part of the street. Parking to the rear.

- NEW LEASE AVAILABLE
- CLEAN SHELL TO FIT
 OUT AS REQUIRED
- REAR PARKING
- SET IN BUSY
 PEDESTRIAN AREA
- ENERGY RATING B (50)



To arrange a viewing please call01304 246111

Recently refurbished shop unit suitable for a variety of uses subject to landlords consent. Available as a shell ready for fit out to tenants requirements.

Shop

Approx. 5.40 × 15.23 / 17'8" × 49'11" Approx 82.24 sq m / 885 sq ft

Rear Store

Cloakroom

Parking Space There is a parking space to the rear.

Business Rates

Current rateable value \pounds 11,750 (16th October 2023 to present).

Services

Mains electric, water and drainage

Energy Performance Certificate EPC Rating Band B (50)

Lease

A new lease is available, terms to be agreed

Rent

£13,500 per annum.

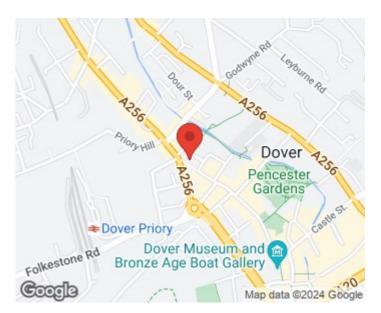
Tenants must reimburse the landlord for a proportion of the buildings insurance. For the current year this figure is \pounds 522.00.

There is no set service charges for communal areas. When there is repairs or maintenance required the landlords will bill at that time.

The above information should be checked by your legal representative before proceeding.

Viewing

Strictly by appointment only. Tersons 01304 246115 dover@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 lesse the property.

RSONS

www.tersons.com

29 Castle Street, Dover, Kent, CT16 IPT

