



## Property Details

*the voice of experience*

Per Annum

**Rent £20,000**



**Unit 6 Biggin Street, Dover, CT16 1BD**

Ground floor shop with first floor storage over. Available as a shell ready for tenants fit out as required. Parking to the rear.

- **NEW LEASE AVAILABLE**
- **GROUND FLOOR SHOP & FIRST FLOOR STORAGE AREA**
- **PARKING SPACE TO REAR**
- **CLEAN SHELL READY FOR FIT OUT AS REQUIRED**
- **ENERGY RATING - C (65)**



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

A ground floor shop unit with first floor storage over located in the pedestrianised area of the street. In shell condition.

### Shop

Approx. 5.15m x 12.16m plus 3.53 x 3.08/  
16'10" x 39'10" plus 11'6" x 10'1"

Overall 73.49 sq m / 791 sq ft

### First Floor Storage

Approx. 5.23m x 6.08m / 17'1" x 19'11"  
31.79 sq m / 342 sq ft

Approx. 5.26m x 6.14m / 17'3" x 20'1"  
32.29 sq m / 347 sq ft

Approx 5.24m x 6.06m / 17'2" x 19'10"  
31.75 sq m / 341 sq ft

### Parking

There is a parking space to the rear.

### Business Rates

Current rateable value £10,750

### Services

Mains water, electricity and drainage

### Energy Performance Certificate

EPC Band Rating C (65)

### Lease

A new lease is available for terms to be agreed.

### Rent

£20,000 per annum

Tenants must reimburse the landlord for a proportion of the buildings insurance. For the current year this figure is £1,074.00.

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

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

### Viewing

Strictly by appointment only

Tersons 01304 246115

Commercial@tersons.com



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29 Castle Street, Dover, Kent, CT16 IPT