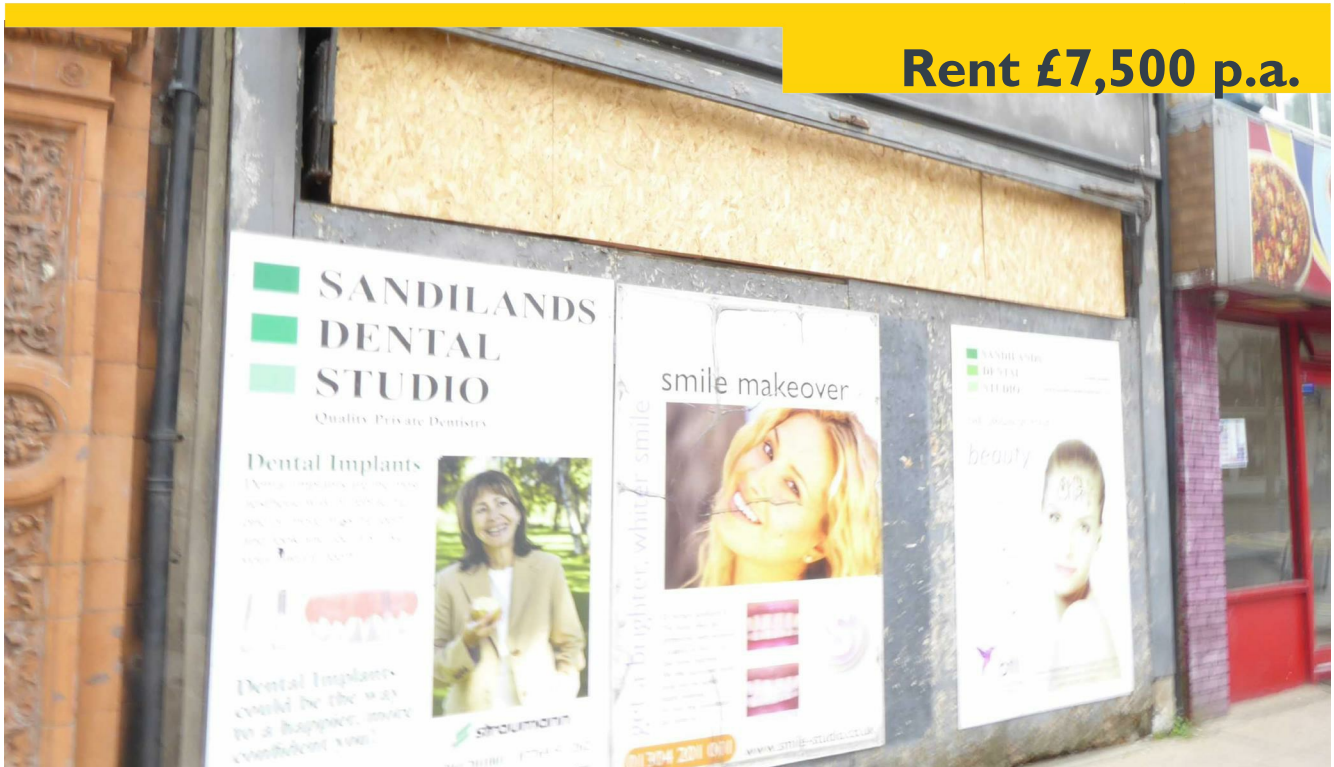




*the voice of experience*



**Rent £7,500 p.a.**

**King Street, Dover, CT16 1NR**

Situated in a prominent location, close to the new St. James development, this property is currently a shell, and would suite any number of retail uses.

- **Desirable location**
- **Close to the new St James Development**
- **Property of potential**



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

Situated in a prominent location, close to the new St. James development, this property is currently a shell, and would suite any number of retail uses. This property is currently accessed via a side entrance which goes round to the rear of the shop.

### Main Shop Area

606sq ft.

Currently a shell, would be suitable for a range of retail purposes.

### Services

There are currently no active services to the shop.

### Rent

£7,500 per annum

### Rateable Value

£6,000 (Dover Council List 2017)

### Lease

A new lease is available. Terms to be agreed.

### Energy Performance Rating

TBA

### Legal Costs

The tenant is to contribute to the landlord's legal fees.

### Viewing

By appointment with Tersons, 27-29 Castle Street, Dover. Tel 01304 246 115 ([www.tersons.com](http://www.tersons.com)) or by email [niki@tersons.com](mailto:niki@tersons.com)/[ashley@tersons.com](mailto:ashley@tersons.com)

All prices quoted are exclusive of VAT. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchase should satisfy themselves as to the fitness of such equipment 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.



**[www.tersons.com](http://www.tersons.com)**

**29 Castle Street, Dover, Kent, CT16 IPT**