



## Property Details

*the voice of experience*

Per Annum

Rent £12,000



**1 Fishmongers Lane, Dover, CT16 1FL**

Former Dental Surgery suitable for a variety of uses

- **Former Dental Surgery**
- **Situated next to St James**
- **Close to Town Centre and Transport Facilities.**
- **Energy Rating - D (88)**



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

Former Dental Surgery available for a short term lease subject to negotiation. Close to St James and the Town Centre.

### General Information

Former dental surgery available on a short term let. The property could be suitable for a variety of uses. Overall Net Internal Ground Floor Area 710 sq ft / 66 sq m.

### Office/Reception Area

Approx. 26' 9" x 12' 3" plus 4' 1" x 4' 8" /  
7.10m x 3.25m plus 1.08m x 1.24m

### Staff Room

Approx. 5' 8" x 9' 5" / 1.50m x 2.5m

### Surgery

Approx. 11' 7" x 11' 0" / 3.10m x 2.92m

### Boiler Room

Approx. 6' 5" x 5' 1" / 1.70m x 1.35m

### Surgery

Approx. 9' 10" x 12' 6" plus 4' 1" x 6' 10"  
2.61m x 3.32m plus 1.08m x 1.83m

### X Ray Room

Approx. 7' 1" x 6' 2" / 1.88m x 1.64m

### Staff & Public Cloakrooms

### Rent

The property is available for a rental of £12,000 per annum.

### Business Rates

Dover District Council Rating List 2023 £10,000pa

### Lease

The property is available on short term lease to be agreed with the Landlord.

### Legal Fees and charges

The incoming tenant to be responsible for the Landlords Legal fees.

### Insurance

The tenant is to reimburse the landlord for insurance.

### Viewing

Viewing strictly by appointment only with Tersons.

Please contact [dover@tersons.com](mailto:dover@tersons.com) or call 01304 246111.



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