



Property Details

the voice of experience

Per Annum

Rent £12,000



8-10 Fishmongers Lane, Dover, CT16 1FL

Former Dental Surgery suitable for a variety of uses with 3 car parking spaces.

- **Former Dental Surgery**
- **Situated next to St James**
- **3 PARKING SPACES**
- **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 or call 01304 246111.



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