



*the voice of experience*

Per Annum

Rent £13,500



**Unit 5 Biggin Street, Dover, CT16 1BD**

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 call **01304 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 x 15.23 / 17'8" x 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 £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 £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.

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