

the voice of experience



26 Market Square, Dover CT16 ING

Available from September this spacious ground floor unit with E use class. In pedestrianised area on of the Market Square, close to St James Development.

- New lease
- Clean shell to fit out
- Pedestrian section of Market Square
- Good window frontage
- EPC D (85)



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Shop $57'4" \times 26'10" (17.5 \times 8.2)$

 $11'4" \times 8'8" (3.47 \times 2.66)$

Cloakroom Two x WC to the rear.

Rear Area x I $17'5" \times 9'6" (5.31 \times 2.91)$

Rear Area x 2 $14'2" \times 5'6" (4.32 \times 1.7)$

Business Rates

£23,250 (DDC April 2023 list). We understand you may pay a lower figure using the small business multiplier which for 2024/2025 is 49.9 pence.

All further enquires should be made with the local authority with regards to this.

Services

Mains Water, drainage & electric.

Energy Performance Certificate D (85)

Lease

A new lease is available for terms to be agreed. Tenants are responsible for all internal repairs and decoration and for reimbursing the landlord with 44.4% for external works and building insurance premiums.

Rent

£16,000 pa

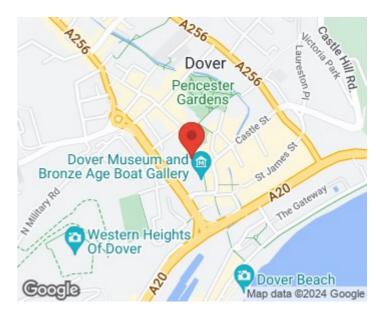
Legal Costs

Tenant to contribute to landlord costs.

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

Viewing

Strictly by appointment only Tersons 01304 246111 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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