



*the voice of experience*



**26 Market Square, Dover CT16 1NG**

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)**



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

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.

**Shop**  
57'4" x 26'10" (17.5 x 8.2)

**Kitchen**  
11'4" x 8'8" (3.47 x 2.66)

**Cloakroom**  
Two x WC to the rear.

**Rear Area x 1**  
17'5" x 9'6" (5.31 x 2.91)

**Rear Area x 2**  
14'2" x 5'6" (4.32 x 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)

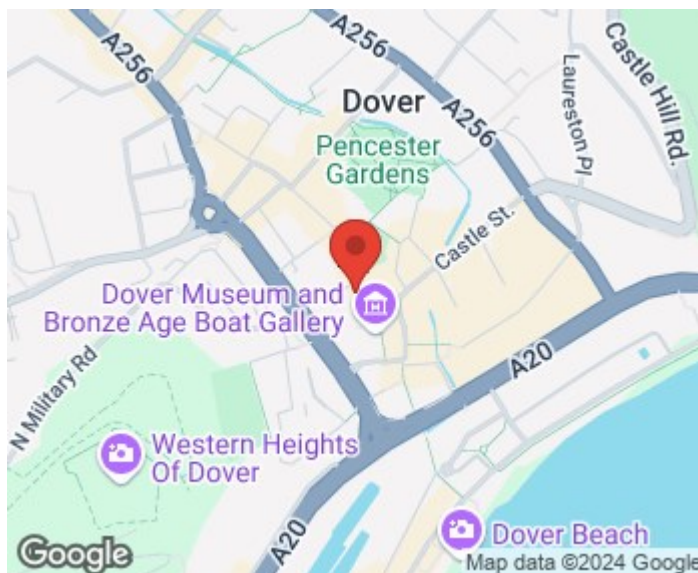
**Lease**  
A new lease is available for terms to be agreed. Tenants are responsible for all internal repairs and decoration and for reimbursing the landlord with 44.4% for external works and building insurance premiums.

**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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