



*the voice of experience*



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

AVAILABLE NOW!! LANDLORDS ARE OPEN TO RENT DISCUSSIONS. This spacious ground floor unit with E use class. In pedestrianised area on of the Market Square, close to St James Development.

- **Landlords are open to a rent offer**
- **Clean shell to fit out**
- **Pedestrian section of Market Square**
- **Good window frontage**
- **EPC - D (85)**
- **New Lease**



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

Available NOW 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**  
To be discussed upon interest. Landlords are open to serious offers.

**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  
doover@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.

Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness. (3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. (4) These details do not form part of any contract to purchase or lease the property.



**www.tersons.com**

**29 Castle Street, Dover, Kent, CT16 IPT**