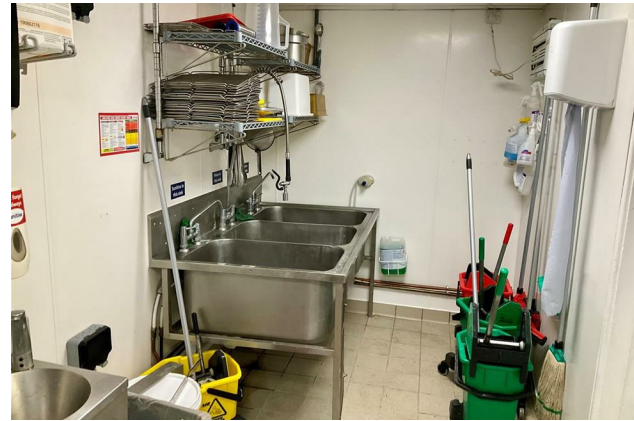




*the voice of experience*

Per Annum

Rent £25,000



13-14 Market Square, Dover CT16 1NX

- GOOD SIZE DOUBLE FRONTED SHOP
- BUSY MARKET SQUARE LOCATION
- NEW LEASE TO BE AGREED
- LARGE WINDOW FRONTAGE
- ENERGY RATING - D (80)

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 1PT



To arrange a viewing please call 01304 246111





DRAFT DETAILS. A FANTASTIC OPPORTUNITY TO RENT THIS DOUBLE FRONTED GROUND FLOOR SHOP UNIT IN THE HEART OF THE MARKET SQUARE. NEW LEASE TO BE AGREED.

**Entrance Area**

17'6 x 15'6 (5.33m x 4.72m)

**Main Shop Area**

33'5 x 16'3 (10.19m x 4.95m)

**Shop Counter/ Serving Area**

16'4 x 7'6 (4.98m x 2.29m)

**Rear Area**

24'2 max x 16'8 (7.37m max x 5.08m)

Currently laid out as industrial kitchen with small office area.

**Rear Washing Area**

9'9 x 6'3 (2.97m x 1.91m)

**Staff Room**

8'7 x 6'3 (2.62m x 1.91m)

**Rear Lobby Area**

With three large built in industrial walk in fridges. Fire escape door leading to rear.

**Staff WC**

**Store Room**

10'2 x 6'2 (3.10m x 1.88m)

**Customer WC**

With disabled access and baby changing.

**NOTE**

If you are taking on a new lease with all the existing kitchen and restaurant fittings, please note these have not been checked that they work and have no guarantee with them. The Landlord has no responsibility for them. Any internal alterations must be agreed with the Landlord beforehand. Potential tenants must make their own enquiries that the planning use class falls within the planning category.

**Business Rates**

£15,250 (Dover District Council April 2023)

**Lease**

A new lease is available to be agreed.

**Energy Performance Certificate**

D (80)

**Services**

Mains water, drainage and electric.

**Legal Costs**

Tenant to contribute to Landlords costs.

**Rent & Deposit**

£25,000. Payable quarterly in advance.

Deposit - One quarters rent to be held as a deposit £6,250.

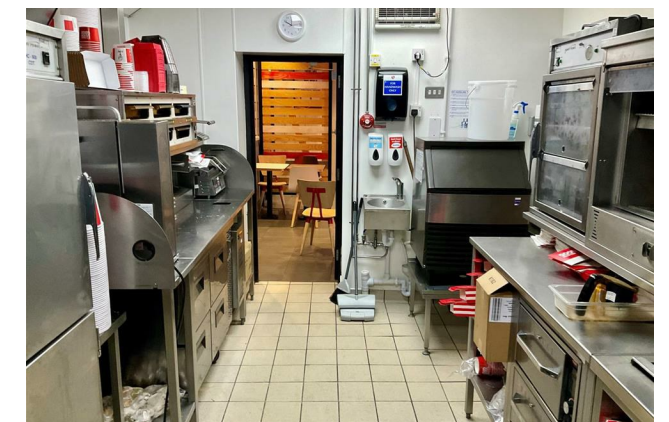
**Insurance & Service Charges**

Services charges are approx. £3,920per annum and covers items including buildings insurance, communal electric, management fees, cleaning and ground maintenance

**Reference Checks**

£175 including VAT for a single applicant. £275 including VAT for a joint/company application

**Viewings**



Viewing  
Strictly by arrangement with the agents, Tersons  
01304 246111  
www.tersons.com

