



*the voice of experience*

Per Annum

Rent £13,500



**Unit 6 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**
- **GROUND FLOOR SHOP**
- **PARKING SPACE TO REAR**
- **CLEAN SHELL READY FOR FIT OUT AS REQUIRED**
- **ENERGY RATING - C (65)**



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

A ground floor shop unit located in the pedestrianised area of the street. In shell condition.

### Shop

Approx. 5.15m x 12.16m plus 3.53 x 3.08/  
16'10" x 39'10" plus 11'6" x 10'1"

Overall 73.49 sq m / 791 sq ft

### Parking

There is a parking space to the rear.

### Business Rates

Current rateable value £10,750

### Services

Mains water, electricity and drainage

### Energy Performance Certificate

EPC Band Rating C (65)

### Lease

A new lease is available for 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 £388.80

There is no set service charges for communal areas. When there is repairs or maintenance required the landlords will bill at that time.

All 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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