

**TO LET**

**9 Church Street  
Dover CT16 1LY**

smith  
woolley  
chartered surveyors

Tea Base

**TO LET**

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01303 226622  
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**Self-Contained Retail / Office Premises**

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

[www.smithwoolley.com](http://www.smithwoolley.com) 01303 226622 [sales@smithwoolley.com](mailto:sales@smithwoolley.com)

### Situation

The property is located in Church Street just off Market Square and the main pedestrianised retail area and is close to Stenbrook Car Park. Nearby businesses include The British Heart Foundation, KFC and Barclays Bank.

Dover has a population of approximately 40,000 and is an important Channel Ferry Terminal. The bus station, Dover Priory Railway Station and the A20/A2 are within easy reach of the town centre.

### Description

The property comprises a ground floor self-contained retail/office premises with fully glazed window frontage and is accessed via a recessed side entrance door.

There are W/C facilities at the rear of the premises.

The property is suitable for other retail uses, subject to planning and landlord's consent.

### Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Ground Floor	43.96	473
plus WC facilities		

### Business Rates

Rateable Value      £8,300  
UBR (2024/25)      49.9p

Interested parties are advised to confirm these figures with Dover District Council.

### Services

We understand mains drainage, water and electricity are connected to the property.

### Energy Performance Certificate

Full EPC report and certificate are available on request. The premises have a current energy efficient rating of 99 (Band D).

### Terms

The premises are available to rent on a new full repairing and insuring lease at a rent of **£9,750 per annum (no VAT)**. Deposit payable.

### Legal Costs

The ingoing tenant to be responsible for a contribution towards the landlord's legal costs.

### Viewings

Strictly by appointment through these offices.

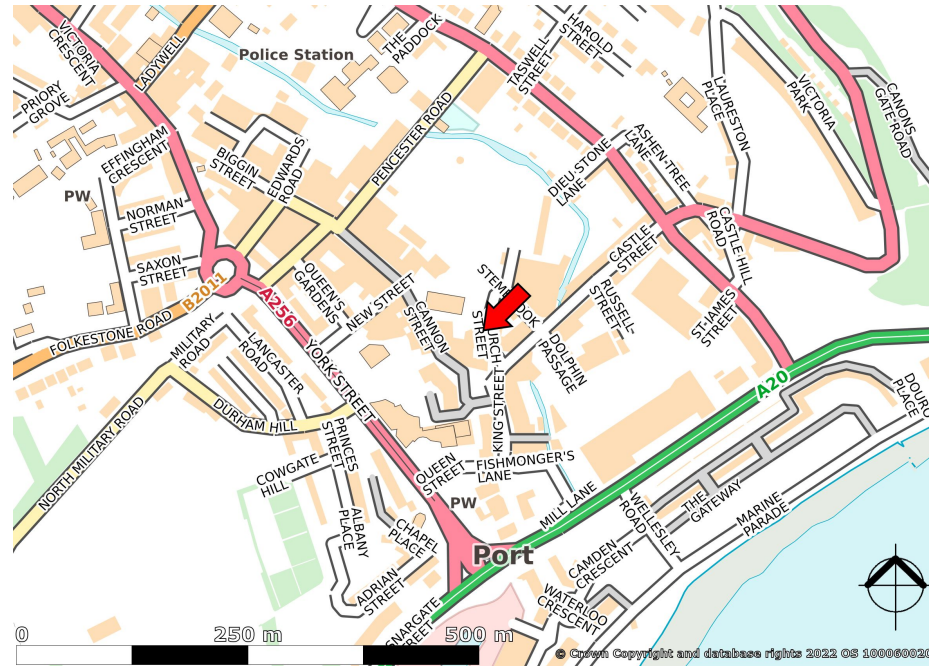
### For Further Information Contact:

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**01233 640800 / 01303 226622**

### SUBJECT TO VACANT POSSESSION

### SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request). 2405/May 2024



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make future enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content.