



68-70 Biggin Street, Dover  
£3,250 pcm



## 68-70 Biggin Street

Dover, Dover

Rare and unique ground and first floor commercial opportunity!

Miles and Barr Commercial are delighted to be assisting with marketing of the former McDonalds site, on the popular Biggin Street, Dover.

The site comprises of a large ground floor sales area (181sqm), leading through to several rear internal storage rooms. In addition to this, there is also a double doored exit, which leads to the bin storage, and the staff parking area. The property also benefits from a first floor sales area (112sqm) leading to further storage/officed rooms on this floor. There is also a second floor, of which access can be created by the ingoing tenant if they required.

Alongside the spacious premises, the property benefits from an outstanding glass shop frontage, beneficial for the ingoing tenant.

Total Unit Size: 462 sqm ( inclusive of sales areas, officed and storage rooms).

Rateable Value: £40,250.

Viewings: Strictly by appointment only.

- Rare Opportunity
- 462 Sqm In Total
- Ground Floor Area 284sqm
- Rateable Value £40,250





**Ground Floor Sales Area**  
58' 9" x 32' 6" (17.90m x 9.90m)

**First Floor Sales/Office Area**





## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)