

Colyer Commercial

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TO LET



15 BENCH STREET, DOVER, KENT

LOCATION

Bench Street is located just south of Market Square at the southern end of the pedestrian section of the town centre, and links with the underpass to Cambridge Road and Marine Parade.

Dover is located on the east coast of Kent on the English Channel and is the major ferry port to France.

The town is located some 79 miles south-east of London with the benefit of excellent access to the A20/M20 and A2/M2 and a railway connection to Ashford International and London Charing Cross.

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Colyer Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that - particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Colyer Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

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DESCRIPTION

The property comprises a ground floor lock-up shop unit with a maximum internal width of 22'5" and a built depth of 55'10". There is currently a rustic themed display area which can be stripped out if required. The area comprises a clear sales area and is mostly rectangular in shape, providing for easy shop-fitting.

The frontage has aluminium display windows with double doors, a tiled stall riser and large fascia with blinds under.

ACCOMMODATION

Sales Area: 735 sq. ft.

SERVICES

All mains services are connected. A new WC is to be installed.

RATEABLE VALUE

The Valuation Office website indicates that the premises are assessed at a rateable value of £7,600. The current small business rate multiplier for the year 2011/2012 is 0.426. Small business rate may be applicable.

TOWN PLANNING

The unit has A1 (retail) consent.

TERMS

The premises are available on a new internal repairing and insuring lease at a rent of £7,500 per annum.

There is a recently issued Code of Practice for commercial lease, details of which can be found at www.commercialleasecodeew.co.uk This code is supported by the Royal Institution of Chartered Surveyors.



LEGAL FEES

The ingoing tenant is to bear the landlord's legal fees in the preparation of the new lease.

VIEWING

By easy appointment with the agents, Colyer Commercial.

MAP

Find it at Multimap.com searching CT16 1JW