

DOVER

20 PENCESTER ROAD CT16 1BW

WELL LOCATED SHOP TO LET



SITUATION

The property occupies a prominent position on Pencester Road, just off Biggin Street opposite the towns main bus stops as well as Pencester Gardens. Nearby retailers include, **Poundland, Dominos, Coral** and **William Hill**.

DESCRIPTION

The property is in good condition throughout and comprises a ground floor only. The property comprises of the following dimensions and net internal floor areas,

Net frontage	17 ft 4 in	5.28 m
Gross Frontage	18 ft 6 in	5.64 m
Internal width (max)	17 ft 3 in	5.26 m
Shop depth	55 ft 9 in	16.99 m

Ground Floor **929 sq.ft** **86.31 sq.m**

LEASE

The property is being offered on a new FRI lease on terms to be agreed, subject to a 5th year rent review.

RATING

The property has a rateable value of £14,500 in the current (2017) business rates list.

Note: Prospective tenants are advised to make their own enquiries of Dover District Council on 01304 821199 with regards to the rates payable.

RENT

We have been instructed to offer the premise at **£16,500 per annum exclusive** service charge, VAT and buildings insurance, subject to contract.

ENERGY PERFORMANCE

The property has been rated within Band G. A copy of the Report is available on request.

DEPOSIT

A rental deposit will be required dependent on trading history.

VIEWINGS

Strictly by appointment through sole agents, Clarke & Crittenden

James Crittenden
01843 841 123
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Debbie Brotherton
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Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement. June 2017