

**20 PENCESTER ROAD
DOVER, CT16 1BW**

**LOCK-UP SHOP
WITH
DEDICATED REAR PARKING**



Net Internal Floor Area - 976 Sq. Ft. (90.67 Sq. M)

LOCATION

Dover is situated approx. 15 miles from the cathedral city of Canterbury and has one of the busiest ferry ports in the world. London and the south-east are accessed via the M20/A20 and M2/A2 trunk roads. Pencester Road links Maison Dieu Road with the prime Biggin Street.

The premises is part of a parade of shops, next to the town's main Post Office and opposite Marks & Spencer. Other traders within the parade include William Hill, Coral, Poundland, Costcutter and Dominos Pizza.

DESCRIPTION

The property comprises of open plan ground floor retail space with an aluminium shop front. There is a substantial service yard and parking to the rear. The property benefits from an A1 Use Class but would suit other uses subject to the necessary planning consents.

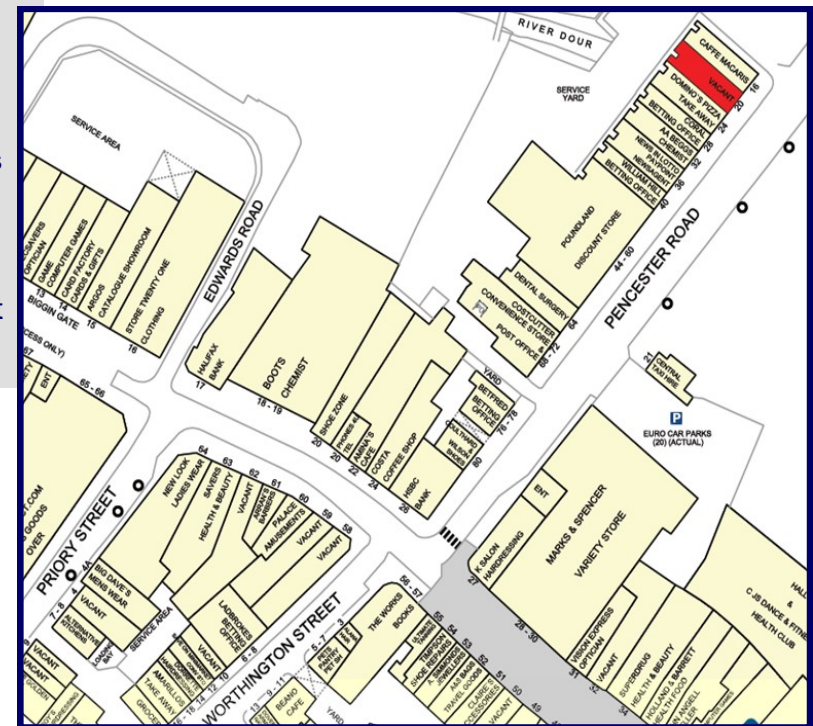
TERMS

The premises are immediately available by way of a new full repairing and insuring lease with 5 yearly rent reviews, at an asking rent of £16,500 per annum exclusive.

BUSINESS RATES

The property appears in the Valuation List with a Rateable Value of £13,250. The Business Rates payable for the year 2015/16 are £6,532.25.

Subject to Contract



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