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68/70 Biggin St, DOVER, Kent, CT16 1BB

RESTAURANT/SHOP TO LET

Location

The property is located in the prime pitch adjacent to **Nationwide**, **Sports Direct** and **Greggs** and **opposite Card Factory**, **Game** and **Specsavers**

Accommodation

The property provides the following approximate accommodation:

Floor Area	Sq M	Sq Ft
Ground Floor Sales	215	2,317
Ground Floor Ancillary	60	647
First Floor Sales	313	2,912

Lease

The former McDonald's accommodation is held on an FRI lease for a term of years expiring 23/06/2022 at a rental of **£63,200pa**. The June 2017 review is outstanding but expected to be nil increase. Assignment or sub-lease subject to status.

Rates

We have been informed by the local Rating Authority that the following rateable value applies: -
2017 list - £62,000. Rates payable £30,566.00 per annum
(Rate in £ 51.2 pence 2020/1)

Interested parties are strongly advised to make their own enquiries.

Planning

The premises have A3 consent. Therefore, A1 and A2 uses are also available.

Rent Free

Subject to covenant strength a rent free period will be available.

VAT

The property has been elected for VAT purposes.

Energy Performance Certificate (EPC)

Full EPC report and certificate are available on request.

Viewing and Further Information

Viewings strictly by appointment with the sole agent:

Michael Perkins

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34 South Molton Street
London
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On the instructions of



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