

# Lot 22, Charlton Shopping Centre and Car Park, High Street, Dover, Kent CT16 1TT

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Shopping Centre Investment

- Comprises 20 Retail Units, 10 Studio Flats, 3x2 Bed Flats, 1x3 Bed Flat, a Food Court, Gallery Space and a 300 Space Multi-Storey Car Park
- Approximately 2,657.96 sq m (28,609 sq ft)
- Further Residential Development Potential (subject to consents)
- 350m from Dover Priory Train Station and 500m from Castleton Retail Park
- Nearby Occupiers include Asda, Morrisons, PureGym, Boots, Aldi, JD Wetherspoon, Poundland and Domino's

#### Lot

22

#### Auction

7th November 2024

#### Rent

£269,816 per Annum Exclusive

#### Status

Available

#### Sector

Shopping Centre

#### Auction Venue

Live Streamed Auction

On Behalf of a Charity

### Location

#### Miles

70 miles south east of London, 16 miles east of Canterbury, 17 miles south of Margate

#### Roads

A20, A2, M20

#### Rail

Dover Priory Rail

#### Air

Gatwick Airport

### Situation

The important and historic town of Dover is situated on the south-east tip of the country some 70 miles from London. Dover is famous for its Castle, the White Cliffs and the busy and historic port. The property is situated on the east side of High Street, 350m from Dover Priory train station and 500m from St James Retail and Leisure Park. Nearby occupiers include Asda, Morrisons, PureGym, Boots, Aldi, JD Wetherspoon, Poundland and Domino's.

### Tenure

Freehold.

### Description

The property is a substantial shopping centre and 300 space multi-storey car park. The shopping centre comprises 20 retail units on the ground floor and 10 studio, 3 x 2 bed and 3 x 1 bed flats on the first floor. There is also a food court and a gallery space as well as 14 additional car parking spaces and a service yard.

There is potential for further residential development on the upper floor, subject to consents.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

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## Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 1	Ground	Retail	125.39	(1,350)	ODYO LTD (CRN: 11421704)	5 years from 01/06/2022	£6,000	(31/05/2027)
Unit 2a	Ground	Retail	-	(-)	AN INDIVIDUAL	Holding Over	£1,500	
Unit 2b	Ground	Retail	-	(-)	AN INDIVIDUAL	Holding Over	£1,500	
Unit 3	Ground First	Retail Ancillary	93.30 47.90	(1,004) (516)	DOVER BIG LOCAL CIC (CRN: 12865175)	Holding Over	£3,000	
Units 4 & 5	Ground	Retail	234.10	(2,520)	AN INDIVIDUAL	5 years from 01/09/2023	£12,916	(31/08/2028)
Unit 6	Ground	Retail	98.60	(1,061)	TWO INDIVIDUALS	5 years from 01/08/2020	£6,000	(31/07/2025)
Unit 7	Ground	Retail	107.61	(1,158)	DOVER OUTREACH CENTRE (CN: 1168737)	2 years from 05/07/2023	£8,000	(04/07/2025)
Units 8-10 Units 14	Ground Ground	Retail Retail	235.87 82.30	(2,539) (886)	SLEEPYHEAD BEDS LTD (CRN: 08674946)	7 years from 17/10/2020	£22,300	(16/10/2027)
Unit 11	Ground	Retail	63.50	(684)	BURNAP + ABEL (DOVER) LTD (CRN: 11241818)	4 years from 01/11/2021	£8,500	(31/10/2025)
Unit 12	Ground	Retail	88.00	(947)	TWO INDIVIDUALS	3 years from 01/12/2021 (2)	£8,000	(30/11/2024)
Unit 13	Ground	Retail	76.01	(818)	AN INDIVIDUAL	2 years from 01/08/2024	£7,500	(31/07/2026)
Unit 15	Ground	Retail	84.20	(906)	AN INDIVIDUAL	3 years from 17/06/2018 holding over (2)	£5,000	-
Unit 16	Ground	Retail	76.75	(826)	DOVER BIG LOCAL CIC (CN: 12865175)	4 years from 01/09/2020 holding over (2)	£3,800	-
Unit 17	Ground First	Retail Ancillary	162.20 31.00	(1,746) (334)	AN INDIVIDUAL	1 year from 01/10/2023 (2)	£5,500	(30/09/2024)
Unit 18	Ground	Retail	87.74	(944)	DOVER BIG LOCAL CIC (CN: 12865175)	4 years from 01/11/2020 (2)	£3,000	(31/10/2024)
Unit 19	Ground	Retail	97.40	(1,048)	BEMIX	5 years from 01/08/2019 holding over (2)	£6,000	(31/07/2024)
Unit 20	Ground	Retail	17.50	(188)	BIG LOCAL SECOND HAND CLOTHES	Holding Over	£0	

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Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
1st Floor	First	Retail	848.59	(9,134)	FUTURE FOUNDRY CIC (CRN: 08097168)	A term from 01/05/2024	£15,000	
Residential Flats	First	Residential	10 x 1 Studios, 3x2 2 Bed Flats, 1x3 Bed Flats	(-)	A HOUSING CHARITY	5 years from 11/11/2020	£90,000	(10/11/2025)
Car Park	-	Car Parking	300 Parking Spaces	(-)	Income from casual and income parking	-	£48,300 (3)	-
Access Road	-	-	-	(-)	J SAINSBURY PLC (CRN: 00185647)	55 years from 29/09/1979	£8,000	(28/09/2034)
<b>Total Approximate Commercial Floor Area</b>			<b>2,657.96</b>	<b>(28,609)</b>			<b>£269,816</b>	

(1) The above floor areas have been taken from the Valuation Office Agency (<https://www.gov.uk/find-business-rates>).

(2) New leases are currently being negotiation.

(3) Please see the legal pack for full receipts.

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## Contacts

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2024