

Lot 36

Vacant

26 Market Square, Dover, Kent CT16 1NG Town Centre Vacant High Street Retail



Key Details

- Prominent Town Centre Shop
- Located on Part Pedestrianised Market Square
- Adjacent to Natwest Bank
- Occupiers nearby include Lloyds, Barclays, Subway, Santander & RSPCA

On Instructions of Deloitte

Location

Miles: 16 miles south east of Canterbury, 22 miles east of Ashford, 72 miles south-east of Central London
Roads: A256, A2, A20, M20
Rail: Dover Priory Railway Station
Air: London Gatwick Airport

Situation

Dover is an important historic town, popular for its busy international port. The property is located at the junction of Market Square and Canon Street in the town centre. The property is 300 metres from the sea front. The property is adjacent to NatWest Bank and other nearby occupiers include Subway, Lloyds Bank, Barclays, Santander, RSPCA and the Dover Museum.

Description

The property a former Burton, comprises a ground floor shop with office accommodation above.

Tenure

Leasehold. 99 years (less 1 day) from 01/11/1957. The ground rent payable is £1,100 per annum.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Possession
26 Market Square (former Burton)	Ground	Retail/Ancillary	200.00 sq m (2,152 sq ft)	VACANT
	First		68.20 sq m (734 sq ft)	
	Second		83.40 sq m (899 sq ft)	
Total			351.60 sq m (3,784 sq ft)	



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