

# Stafford Perkins

CHARTERED SURVEYORS

01233 613900

11 Park Street

Ashford

TN24 8LR

[www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

47 High Street  
Dover, Kent CT16 1EB

W3W: [maps.wins.sing](https://www.google.com/maps/place/maps.wins.sing)



## LOCK-UP RETAIL PREMISES WITH OFFICE SPACE OVER TO LET

- Sales Area circa 520 sq.ft.
- First Floor offices circa 600 sq.ft.
- Available separately or combined
- Immediate availability – New lease available
- Prominent location in Dover High Street with On-street parking available.

**Rent Sought: £15,000 per annum exclusive.**

STAFFORD PERKINS

Tel: 01233 613900 [www.staffordperkins.co.uk](http://www.staffordperkins.co.uk)

These property particulars are believed to be a fair description of the property, but are provided as a guide only and are not intended to form part of a contract. All measurements and dimensions are approximate. Any reference to service installations or appliances is intended to be descriptive only and no tests have been carried out by us.

## LOCATION

47 High Street is located on the south-western side of Dover High Street (A256) just west of its junction with Wood Street, directly opposite the Charlton Shopping Centre. This is a prominent pitch in central Dover.

Dover is located on the south coast of Kent, being approximately 24 miles east of Ashford and 16 miles south-east of Canterbury. Dover is one of the country's major ports with a population of approximately 37,000 inhabitants and benefits from a busy tourist trade.

## DESCRIPTION

This mid-terrace lock-up shop is in a parade of nine similar units providing convenience stores, hot take-away food, sit down restaurants, hair salons and a gym. This unit previously traded as a tattoo parlour and prior to that a hair salon for many years. It is available as one unit or could be split as the first floor is currently self-contained off a small entrance lobby. The ground floor provides a sales area of a little over 520 sq.ft. with WC and kitchen to the rear. There is a rear door on to a small yard area, having communal access along the rear of the parade of shops for all other occupiers of the parade. The first floor has a ground floor lobby and WC leading to a staircase and a main office on the first floor of a little under 400 sq.ft. and there are two further offices at the front which could be combined with the main office area. This area currently contains a kitchenette facility.

## ACCOMMODATION

### Ground Floor:

Sales area: 521 sq.ft.  
Kitchen: 17 sq.ft.  
Plus WCs.

### First Floor:

Ground Floor Lobby: 175 sq.ft.  
Store: 20 sq.ft.  
WC  
Main Office 390 sq.ft.  
Front Office 128 sq.ft.  
Front Office 78 sq.ft.

## SERVICES

Mains water and electricity are connected to the premises, as is mains drainage.

## BUSINESS RATES

The property currently has three assessments; the ground floor sales area being assessed at £11,500 and the two first floor assessments combined to be £5,200. The uniform business rate multiplier for the year 2024/25 is 49.9p. Occupiers should be able to benefit from Small Business Rate Relief, subject to status.

## TERMS

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable. A rent of £15,000 per annum is being sought for the property as a whole. It can be let separately at a figure of £9,250 for the ground floor and £6,000 for the first floor. It is not thought that VAT is applicable to the rent in this instance.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's reasonable legal costs in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The premises were previously assessed as have an energy efficiency rating of 65 (Band C); however this has recently expired and a new assessment is being obtained.

Certificate and Report can be viewed at <https://find-energy-certificate.digital.communities.gov.uk/>

**VIEWING** Strictly by appointment through Stafford Perkins. Tel: 01233 613900

## ANTI MONEY LAUNDERING REGULATIONS

In order to comply with Anti-Money Laundering Regulations, we are required to obtain proof of identity for tenant's

