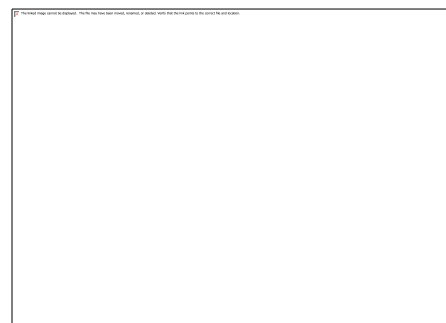
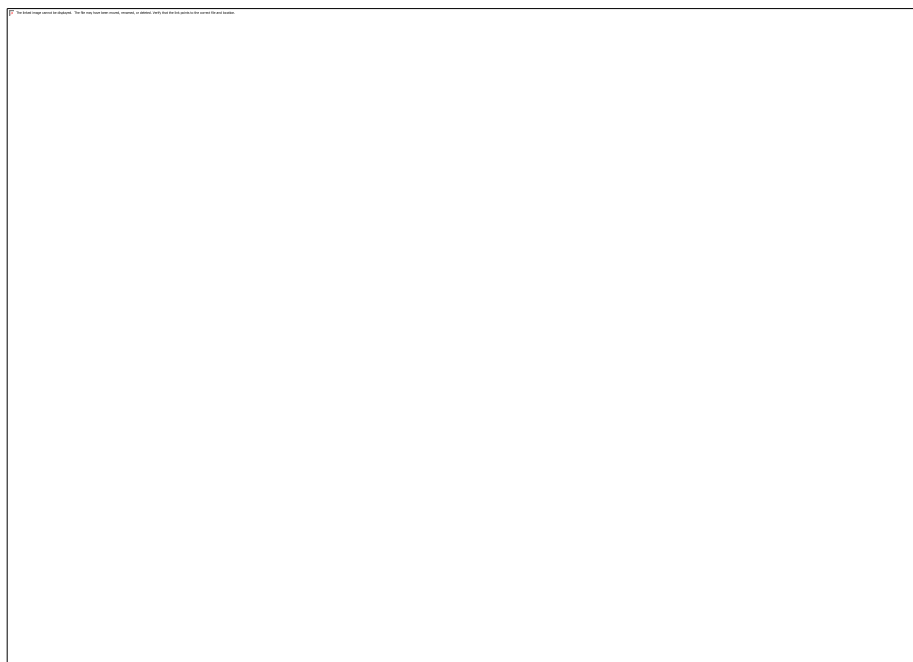


Property Particulars

DOVER, KENT

44-60 PENCESTER ROAD, CT16 1BW

LARGE RETAIL PREMISES TO LET



LOCATION

The property occupies a prominent position on Pencester Road, just off Biggin Street opposite the main bus stops as well as Pencester Gardens. Nearby retailers include, Dominos, Bupa Dental and Coral the bookmakers as well as a number of local retailers.

DESCRIPTION

The property is in good condition throughout and comprises a ground floor only. The property comprises of the following dimensions and net internal floor areas,

Net Frontage	26.10 m	86 ft 8 in
Gross Frontage	26.42 m	86 ft 8 in
Internal Width	26.42 m	86 ft 8 in
Shop Depth	15.58 m	51 ft 2 in
Ground Floor	474 sq m	5,102 sq ft
Ground Floor Anc	198 sq m	2,099 sq ft
Total	670 sqm	7,211 sq ft

TERM

The property is being offered on a new lease on Full Repairing & Insuring covenants. The lease will be subject to five yearly upward only rent reviews.

RENT

We have been instructed to offer the premise at **£85,000 per annum exclusive**, subject to contract.

DEPOSIT

A rental deposit will be required dependent on trading history

BUSINESS RATES

The property has a rateable value of £60,500.

Note: Prospective tenants are advised to make their own enquiries with the local authority.

ENERGY PERFORMANCE RATING

The property has an EPC rating of B.

VAT

VAT will be payable if applicable.

VIEWINGS

Strictly by appointment through Clarke & Crittenden on 01843 841123.

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Regulated by RICS

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