



Freehold

£210,000

8 King Street
Dover
Kent
CT16 1NR

This investment property is situated just off Dover's Market Square, close to the underpass leading to the seafront.

Local Information

Located 0.2 from the centre of Dover.



Tersons for themselves and for the vendors or lessors of this property whose agents they are give notice that:- (1) These particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of an offer or contract.(2) All descriptions, dimensions, reference to condition, services or appliances and necessary commissions for use and occupation are given without responsibility and any intending purchasers or tenants must satisfy themselves as to their correctness.(3) The vendors or lessors do not make or give, and neither do Tersons for themselves nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.(4) These details do not form part of any contract to purchase or lease the property.

Property Details

Accommodation

Ground Floor Shop with preparation area and freezer/fridge stores.

1st Floor - 2 rooms. One containing the cooker flue and fridge motor.

2nd Floor - 1 room, bathroom/WC

3rd Floor - 2 rooms

Current Lease

There is a new 15 year lease with a rent of £14,000 per annum

Services

Electric, water & drainage

Rateable Value

Business Rates £4,800 (Dover District Council 2010)

Council Tax Band A

Energy Performance Certificate

EPC Rating Band D

Legal Costs

Each party to bear own costs

Viewing

Strictly by appointment with the agent, Tersons, 27-29 Castle Street, Dover. Tel - 01304 246115
(www.tersons.com)

All prices quoted are exclusive of VAT. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

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