



£2,000 per annum

**13 CASTLE STREET
DOVER
KENT
CT16 1PT**

Second Floor Office Suite

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

This office suite occupies the second floor of an older mid-terrace building with short term parking available in Castle Street itself.

Dover is an historic Cinque port town situated on the south-east coast of Kent, and is one of the busiest ferry ports in the world. It is approximately 15 miles from the cathedral city of Canterbury.

There are good access routes to the A20/M20 and A2/M2, and via the fast-link train to London St Pancras in 1 hour 10 minutes.

GROUND FLOOR

Shared Entrance Hall and stairs to:-

SECOND FLOOR

Front Room

14'0 (4.267 metres) x 13'1 (3.988 metres)

Approximate area: 183 sq.ft. (17.01 m²) opening to:

Room 2

11'0 (3.35 metres) x 10'10 (3.30 metres)

Approximate area: 119 sq.ft. (11.06 m²)

There is shared use of toilet facilities on the ground floor.

SERVICES

Mains water, electricity and telephone.

LEASE

A new lease is available for a term to be agreed. Tenants are responsible for all internal repairs and decorations and for reimbursing the landlord with building insurance premiums paid. There is a service charge to cover the cost of maintaining common parts of the building, currently £1,000 per annum.

RENT

A rent of £2,000 is required, payable quarterly in advance on the usual quarter days.

RATEABLE VALUE

£1,650 (Dover District Council List 2017)

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ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band G

LEGAL COSTS

Incoming tenants to pay the landlords legal costs in the preparation of the lease.

VIEWING

Strictly by arrangement with the agents, Tersons 01304 246115

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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