



TERSONS *the voice of experience*



112 High Street, Dover, CT16 1EG

PURCHASE OF THIS GROUND FLOOR SHOP WILL MAKE A GREAT INVESTMENT PROPERTY OR IDEAL IF YOU ARE LOOKING TO START YOUR BUSINESS.

Shop area with two glazed displays windows at the front. Small store room to rear and WC.

SET WITHIN A PRIME LOCATION ON THE HIGH STREET, WITH STREET PARKING CLOSE BY.

- LOOKING TO START YOUR OWN BUSINESS?
- IDEAL INVESTMENT PROPERTY
- GROUND FLOOR SHOP
- HIGH STREET LOCATION
- CHAIN FREE
- ENERGY RATING - C(57)



To arrange a viewing please call **01304 246111**

Front door to shop area.

SHOP AREA 6.78m (22'3) x 3.38m (11'1)

Shop area currently laid out with various display cabinets. With access to the two glazed window display areas.

There is a wall mounted electric heater and wash basin.

Access to the cellar, which has limited head height.

Door to store room.

Store Room 3.43m (11'3) x 1.6m (5'3)

Rear door to emergency exit. Door to WC.

WC

Low level WC and wash basin.

Business Rates

According to the business rates website, the rates for this property as from 1st April 2026 is £4,500.

NOTES

The shop being sold comes with the freehold of the property. The upstairs is let on a long lease of 125 years from 2002. The tenant of that property pay the freehold £100 per year ground rent, in 2027 the ground rent received will increase to £200 per year and increase again in another 25 years.

The owner of the freehold arranges the annual buildings insurance and pays 40% of the bill with the upstairs tenant paying the remaining 60%.

The owner has further advised that the tenant upstairs takes care of the building maintenance, and the shop owners take care of the shop area and the roof at the front of the shop.

The above information should be checked by your solicitor before proceeding.

ENERGY RATING - C (57)

Viewings - Strictly via the agent Tersons, 01304 246111
www.tersons.com



Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



the voice of experience



www.tersons.com

29 Castle Street, Dover, Kent, CT16 1PT