

DOVER CT16 1QD

18 (1D) ST JAMES RETAIL & LEISURE PARK

PRIME RESTAURANT TO LET

LOCATION

Situated within the popular St James Retail & Leisure Park, the restaurant unit has an unrivalled roof terrace which has views to Dover Castle and Harbour.

The Park includes occupiers such as **M & S**, **Next**, **JD Sports** along with **Cineworld**, **Travelodge**, **Nando's** and **Taco Bell** etc.

A plan of the park is attached, upon which the property has been highlighted.

ACCOMMODATION

Arranged on ground and first floors, the property comprises the following approximate floor areas (GIA):

| | | |
|-------------------|-------------|----------|
| Ground Floor Area | 2,152 sq ft | 200 sq m |
| First Floor Area* | 2,152 sq ft | 200 sq m |

* Incl plant area & roof terrace

LEASE

A new effectively full repairing and insuring lease is available for a term to be agreed by negotiation, but to include rent reviews at 5 yearly intervals at a commencing rent of **£70,000 per annum** exclusive of rates, service charge and VAT.

SERVICE CHARGE

The annual service charge for 2023/24 is estimated at £4.75 psf.

EPC

The property has an Energy Performance Asset Rating of B39. A copy of the EPC is available upon request.



RATES

We have been advised that the property has been assessed for rating purposes from 1st April 2023 as follows:

| | |
|-------------------------|---------|
| Rateable Value | £58,000 |
| Business Multiplier | 51.2p |
| Rates Payable (2023/24) | £29,696 |

Interested parties are advised to make their own enquiries to verify this information.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

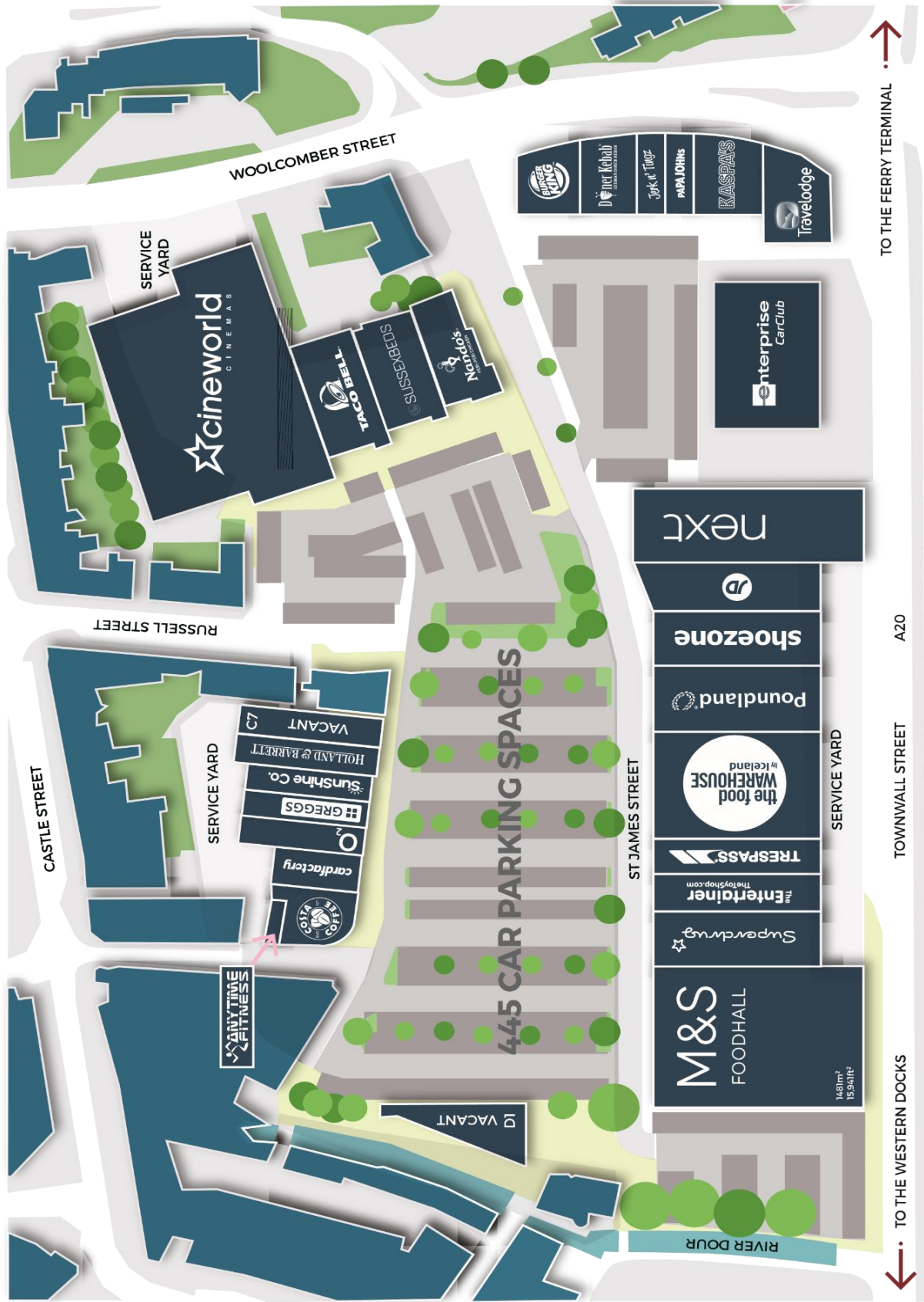
For further information or arrangement to inspect, please contact the sole agent:

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SUBJECT TO CONTRACT

ST JAMES
D O V E R



Misrepresentation Act

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