

DOVER CT16 1QD

26 (7C) ST JAMES RETAIL & LEISURE PARK

RETAIL UNIT TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

Occupying a prime trading location within the popular St James Retail & Leisure Park, the property is immediately adjacent to **Holland & Barrett** and in the same block as **Greggs, Card Factory** and **Costa**. Other occupiers on the park include **Next, M&S, Cineworld** and most recently **JD Sports** amongst many other retailers and restaurants.

A plan of the park is attached.

ACCOMMODATION

Arranged on ground floor only, the property comprises the following approximate dimensions and floor areas:

Gross Frontage	22' 6"	6.9 m
Internal Width	21' 3"	6.5 m
Shop Depth	94' 9"	28.9 m
Ground Floor (GIA)	2,019 sq ft	188 sq m

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 **£50,000 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 B29. 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	£29,750
Business Multiplier	49.9p
Rates Payable (2023/24)	£14,845

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:

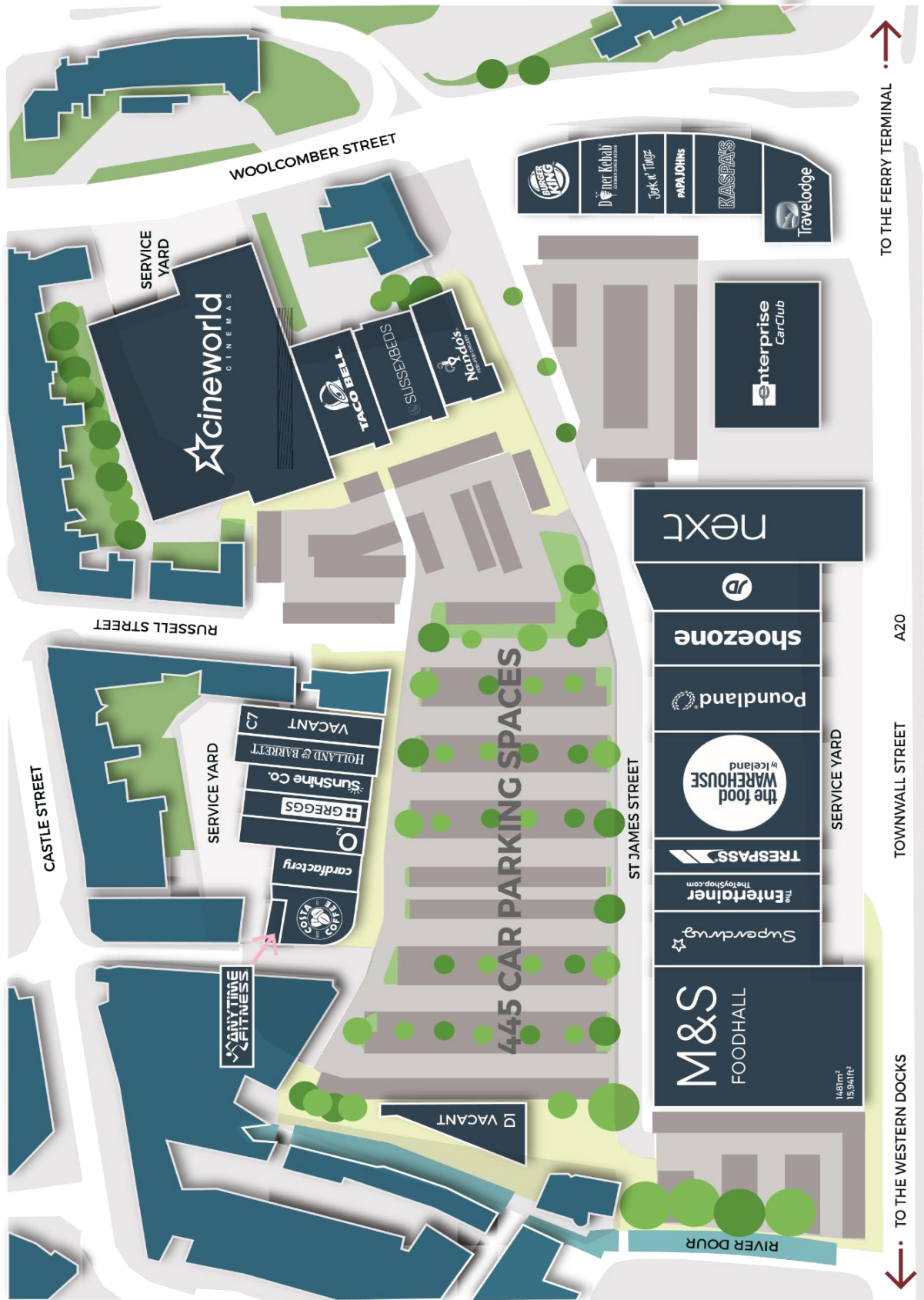
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SUBJECT TO CONTRACT

ST JAMES DOVER



Misrepresentation Act

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