

SITUATION

Located on the main retail thoroughfare in the town centre, adjacent to **Savers** and opposite **Boots** and **Halifax** as well as being amongst other multiples including **Shoe Zone**, **Vodafone**, **Costa Coffee**, **HSBC**, **Peacocks**, **Marks & Spencer** and many more.

Dover is a famous port being one of the major crossing routes to the Continent, and is approximately 70 miles southeast of London with easy access via the A20 which links with the M20 (Junction 12).

PROPERTY

A corner building comprising a **Large Ground Floor Shop** with internal and separate side access to **Ancillary Accommodation** on the first floor. In addition, the property includes a **Basement** and benefits from a common service area to the rear for unloading.

VAT is applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor ShopArea Approx. 3,210 sq ft

BasementNot inspected

First Floor Ancillary

Area Approx. 1,729 sq ft WC's

Total Area Approx. 4,939 sq ft plus Basement

TENANCY

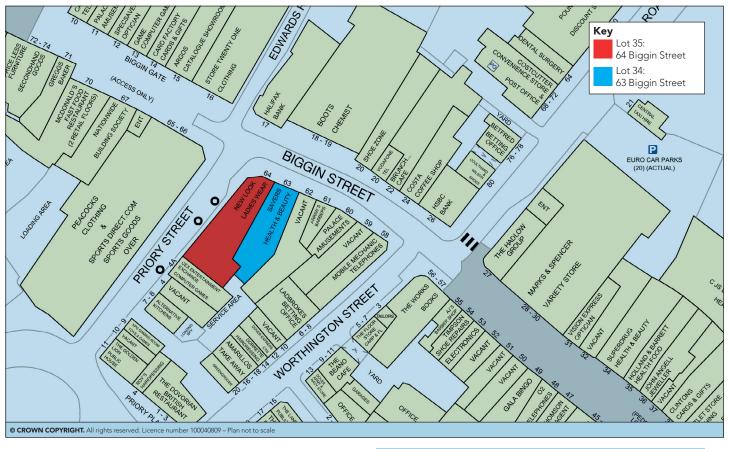
The entire property is let on a full repairing and insuring lease to New Look Retailers Limited (having 591 UK branches) (T/O for Y/E 26/03/16 £1.399bn, Pre-Tax Profit £178.5m and Shareholders' Funds £375.7m) for a term of 5 years from 21st August 2015 at a current rent of £30,000 per annum exclusive.

Note: There may be potential to convert the upper part into residential accommodation and build additional floors subject to obtaining possession and the necessary consents.

£30,000 per annum

The Surveyors dealing with this property are JONATHAN ROSS and STEVEN GROSSMAN





VENDOR'S SOLICITORS Bude Nathan Iwanier – Tel: 020 8458 5656 Ref: S. Iwanier – Email: si@bnilaw.co.uk