

TO LET Retail Unit

74-94 High Street
Dover, CT16 1TT

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size - 29,580 sq ft
- ❑ Rent upon application

Contact

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Sainsbury's



Location

Dover is a major channel port with a population of approx. 53,000 people.

The subject property is located centrally within the town, adjacent to the covered Charlton Shopping Centre, which is linked to a multi-storey car park and an approximate 2 minute drive from the main railway station.

Iceland is situated opposite and other retailers nearby include Coral and a number of local / regional restaurant operators.

Accommodation

The premises are arranged over ground and first floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	1,764	18,985
First	984	10,595
Total	2,748	29,580

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms & Tenure

Available by way of a sub-lease of the existing lease which is due to expire September 2034.

Tenure

Rent upon application.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Values for the property are:-

Pt Ground & First Floor - £43,750

Pt Ground Floor – £7,000

Pt Ground Floor – £15,500

Pt Ground Floor – £5,400

Pt Ground Floor – £3,650

Pt Ground Floor – £6,000

Pt Ground Floor – £6,800

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Sainsbury's / Argos disposals.

[Sainsbury's Property Disposals](#)



For further details contact:

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