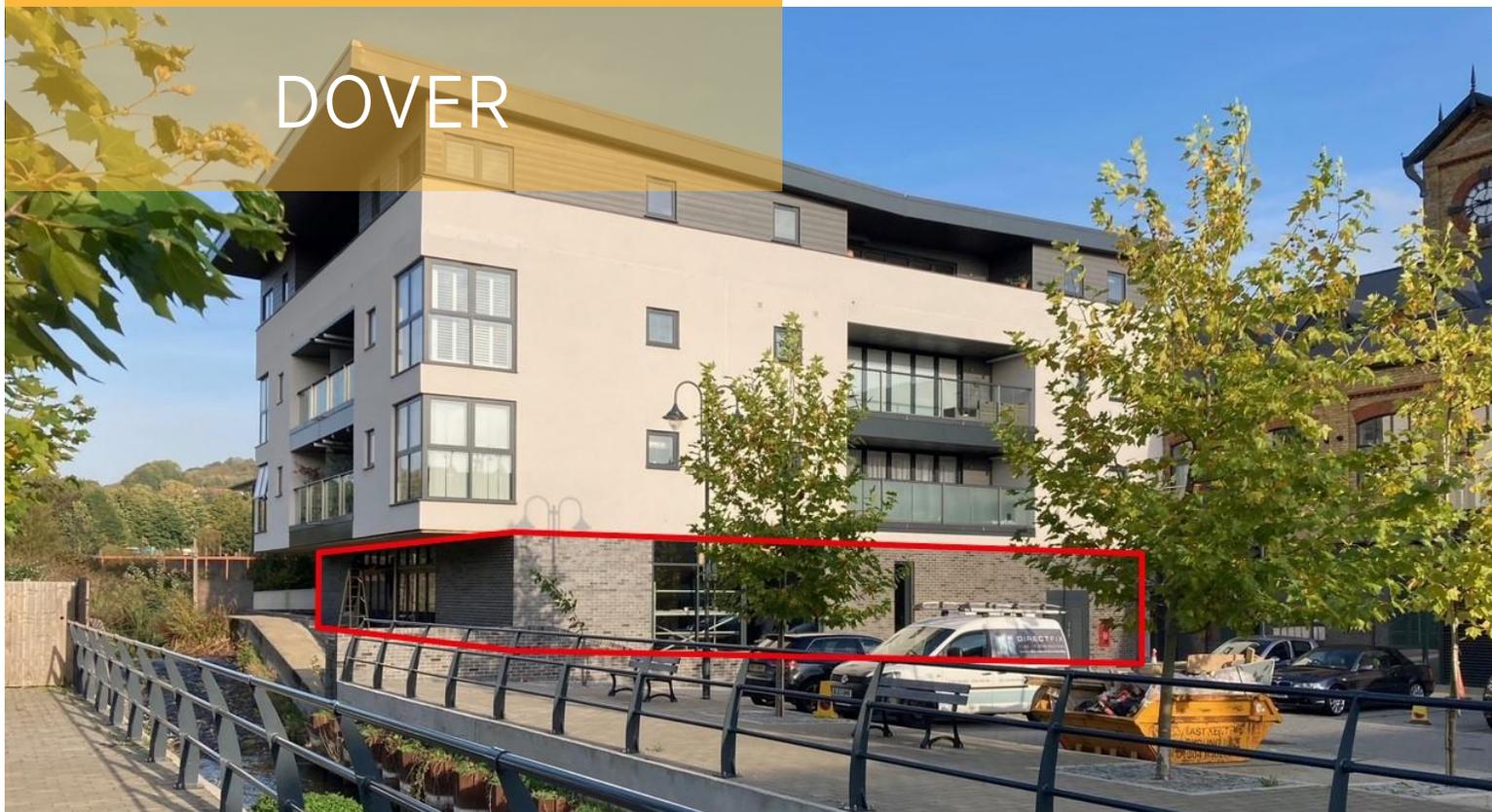


SHELL & CORE RESTAURANT/ PUB UNIT TO LET

**City &
Counties**
— Commercial —

DOVER



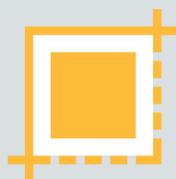
The Paper Mill, Dover, Kent CT17 0SA

Price £40,000 Per Annum



Property Type

LETTING



Size

3,950 SQFT



Tenure

LEASEHOLD



Borough

DOVER



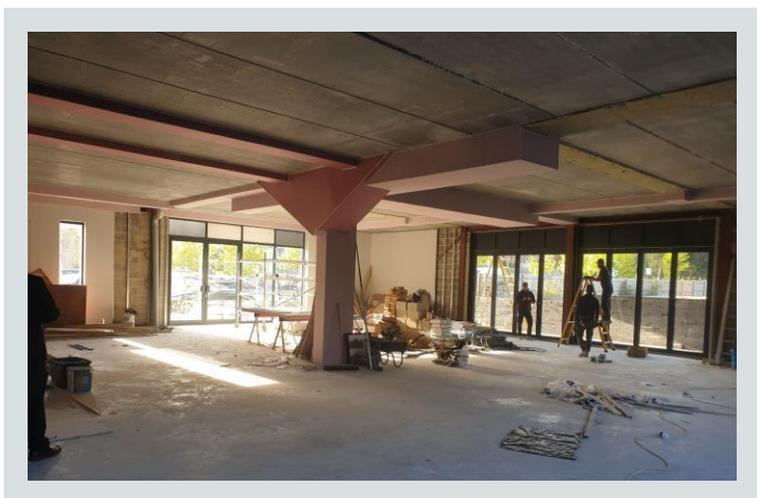
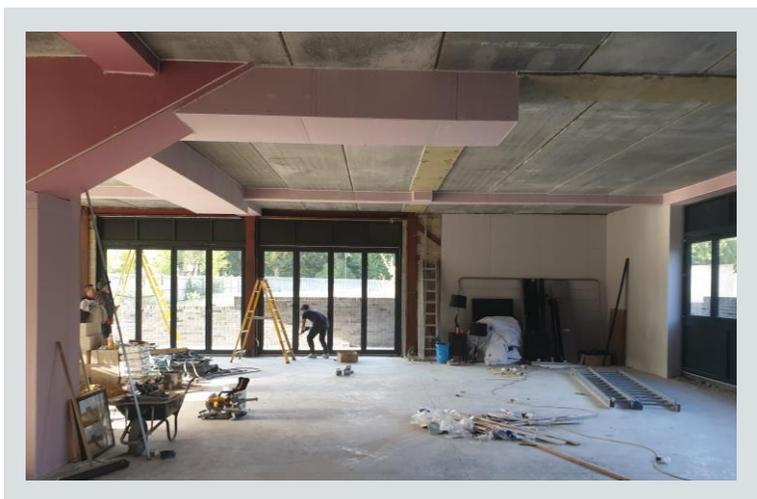
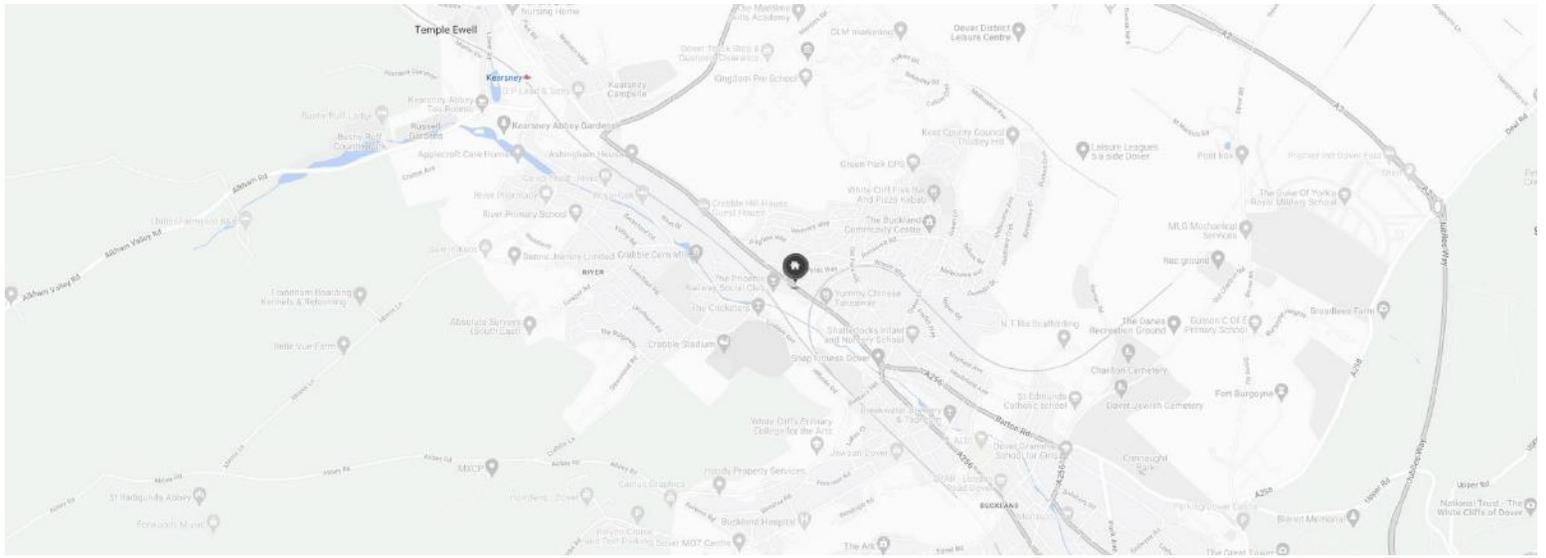
Recent Planning

NO



Existing Use

CLASS E



 Tenanted NO	 Local Train Stations Kearsney (1 mile) Dover Priory (1.2 miles) Martin Mill (3.3 miles)	 Local Amenities Co-op (0.1 miles) River Dour (0.1 miles) Dover Castle (1.5 miles)
 VAT Applicable NO	 Rateable Value TBC with local council	 EPC Rating A

Additional Information

The ground floor commercial unit measures 3,950 sqft and is provided in shell condition. It's part of an up-and-coming new development in Dover with thousands of new homes still to be built nearby.

It is situated next to a Co-op and a gym by the River Dour and is 1.5 miles away from the Town Centre. Dover Port is 2.9 miles away and offers ferries travelling to Europe.

Due to the lack of amenities in the local area, this is an excellent opportunity for a restaurant/bar to open in a newly populated neighbourhood.

The asking price for this unit is £40,000 per annum and long leases are preferred.

CONTACT US



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- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of City & Counties Commercial or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither City & Counties Commercial LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

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