

**FOR SALE**  
**MIXED USE TENANTED**  
**BUILDING FOR**  
**INVESTMENT**



**KENT**

**whozoo.**

**23-24 Biggin Street, Dover, Kent CT16 1BH**

Price **£375,000**



Property Type

**SHOP & UPPERS**



Size

**2,241 FT<sup>2</sup>**



Tenure

**FREEHOLD**



Borough

**KENT**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



YES

### Local Train Stations



Dover Priory (0.3 miles)  
Dover Eastern Docks (0.7 miles)  
Dover Western Docks (0.7 miles)

### Local Amenities



Boots (84ft)  
Pencester Gardens (0.1 miles)  
Dover Castle (0.5 miles)

### VAT Applicable



NO

### Rateable Value

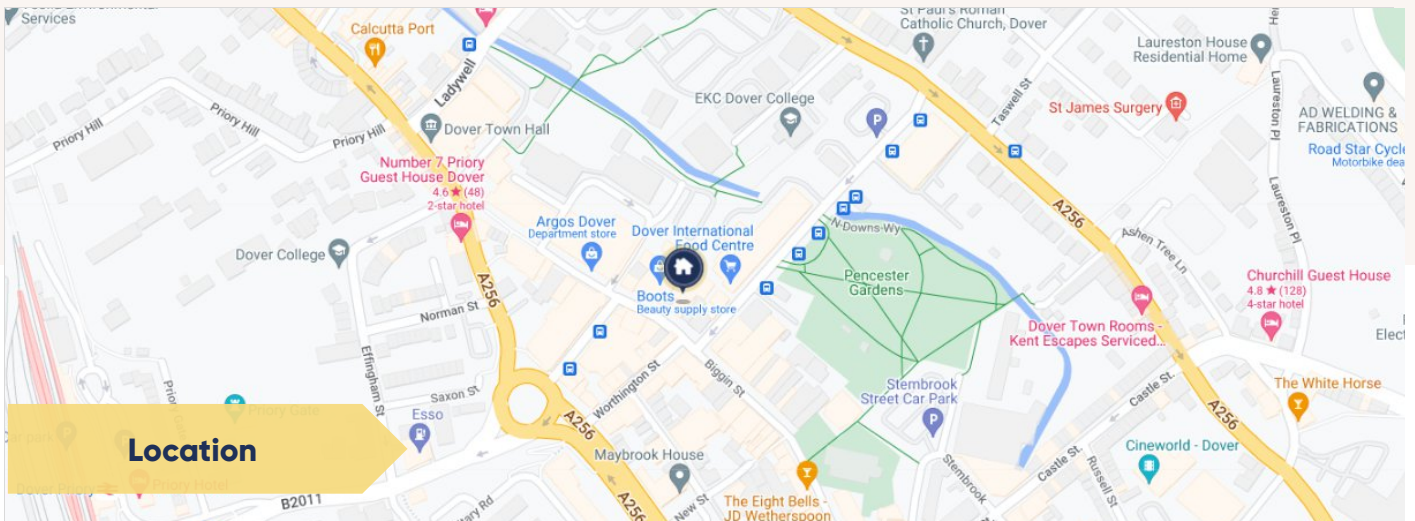


£25,500

### EPC



D



### Location



### Additional Information

Great investment opportunity in Dover town centre.

The building is situated in the heart of the main shopping district. The Costa Coffee is a destination location in itself but other leading high street names like Boots, Sports Directs, B&M and the large main Post Office are all in the immediate vicinity.

Costa has five years remaining on the lease, which runs until December 2029, at an annual rent of £17,000. The flat is currently let on an AST at a below market rent of £7,200 per annum which could no doubt be increased over time, as could the internal configuration.



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**Property Consultant**

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Commercial Property, Expertly Done



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