

# TO LET COMMERCIAL BUILDING



whozoo.

DOVER

 26 Biggin Street, Dover, Kent CT16 1BJ

Price **£44,000**  
Per Annum



Property Type

**MIXED USE**



Size

**4,402 FT<sup>2</sup>**



Tenure

**LEASEHOLD**



Borough

**DOVER**



Planning Granted

**NO**



Existing Use

**CLASS E**

### Tenanted



NO

### Local Train Stations



Dover Priory (0.3 miles)  
Kearsney Station (2.6 miles)  
Martin Mill Station (4.3 miles)

### Local Amenities



Costa (0.1 miles)  
Park (0.3 miles)  
Multi-outlet Retail Park (0.4 miles)

### VAT Applicable



NO

### Rateable Value

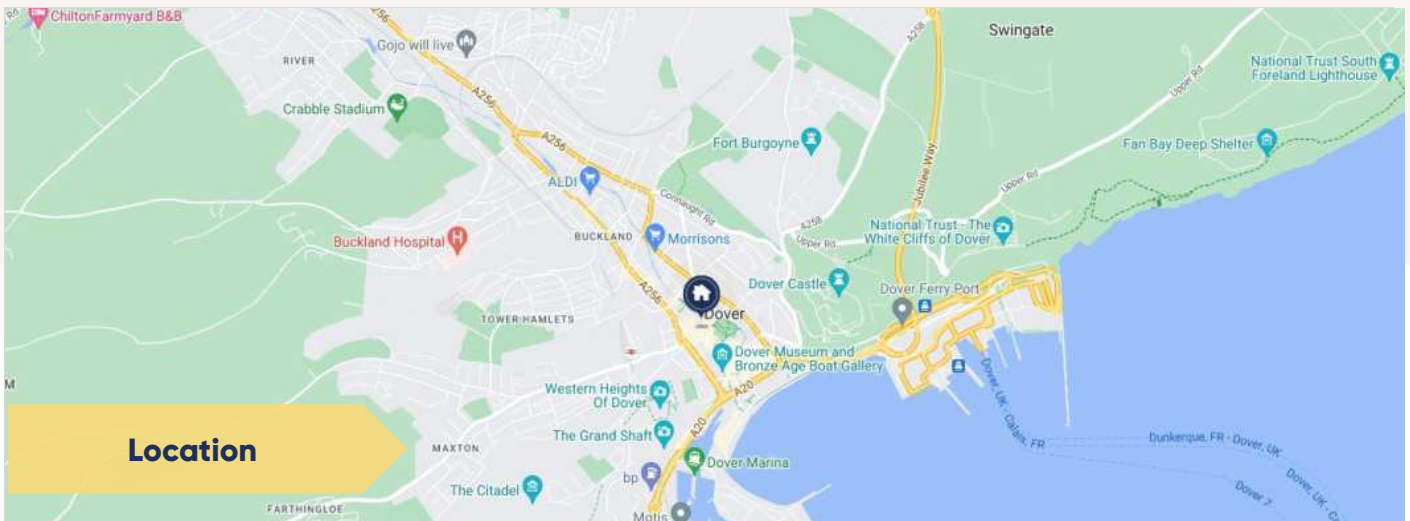


£34,000

### EPC



TBC



### Location



### Additional Information

The freehold of the property can also be acquired, offers are invited.

This substantial former bank building in the heart of Dover offers a rare and versatile opportunity for redevelopment. The ground floor boasts a grand former banking hall, complemented by spacious office areas, all infused with historic character. The basement features a secure strong room, adding to the property's distinctive appeal.

The building is designed with three separate entrances, each leading to dedicated staircases that provide access to the first and second floors. These upper levels include a series of well-proportioned rooms, ideal for offices or other commercial uses, along with separate men's and women's restrooms and a convenient kitchenette.

The property's layout lends itself to a range of possibilities, from dividing the space into smaller commercial units to converting the upper floors into residential apartments. This flexible space is perfect for investors or developers looking to capitalize on a prime location with significant potential.



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Commercial Property, Expertly Done



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