



SITUATION

Located on the main retail thoroughfare in the town centre, adjacent to **New Look** and opposite **Boots, Shoe Zone** and **Halifax** as well as being amongst other multiples including **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 south-east of London with easy access via the A20 which links with the M20 (Junction 12).

PROPERTY

A mid terrace building comprising a **Large Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first, second and third floors. In addition, the property benefits from a common service area to the rear for unloading.

VAT is applicable to this Lot

FREEHOLD

£38,900 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION¹

Ground Floor Shop		
Sales Area	Approx.	1,832 sq ft
First Floor Ancillary		
Area	Approx.	1,556 sq ft
Second Floor Ancillary		
Area	Approx.	597 sq ft
Third Floor Ancillary		
Area	Approx.	461 sq ft
Total Area	Approx.	4,446 sq ft

¹ Not inspected by Barnett Ross. Areas supplied by Vendor.

TENANCY

The entire property is let on a full repairing and insuring lease to **Kruidvat Real Estate UK Ltd t/a Savers (having over 380 UK branches) who are a wholly owned subsidiary of A S Watson Group (who have over 10,000 stores worldwide)** for a term of 5 years from 22nd December 2010 (holding over) at a current rent of **£38,900 per annum** exclusive.

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

