



SITUATION

Close to the junction with the pedestrianised Biggin Street in the town centre, opposite a branch of **B&M** and nearby other multiples such as **Poundland, Domino's, The Works, Costa, Boots, Timpson** and **Tui** and a variety of independent traders.

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

An end of terrace building comprising a **Double Ground Floor Shop** with separate rear access to a **Self-Contained Basement** plus a further separate rear access via a metal tread staircase to **4 Self-Contained Flats** on the first and second floors.

VAT is applicable to this Lot

FREEHOLD

Note: Refer to the Auctioneers for the video tours of Flat 3 and Flat 4.

£62,600 p.a.
Plus Vacant Basement

Joint Auctioneers
Grovelands
Tel: 020 8731 9777 Ref: David Iny
Email: info@grovelands.net

Vendor's Solicitors
McCarthy Webb
Tel: 01323 400 530 Ref: Jayne McCarthy
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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 33'2" Internal Width 31'2" Shop Depth 28'2" Built Depth 32'11" 3 WCs	Done Brothers (Cash Betting) Limited t/a Betfred (Having approx. 1,470 branches)	15 years from 17th April 2009	£35,000	FRI
Basement	2 Store Rooms - not inspected.			VACANT	
Flat 1 (First Floor)	Believed to be 1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 323 sq ft ¹)	Individual	1 year from 31st October 2020	£6,540	AST Holding Over. £605 Rent Deposit held.
Flat 2 (First Floor)	Believed to be 1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 441 sq ft ¹)	2 Individuals	1 year from 7th May 2022	£6,600	AST Holding Over. £455 Rent Deposit held.
Flat 3 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 344 sq ft ¹)	2 Individuals	1 year from 1st July 2023	£7,800	AST £651 Rent Deposit held.
Flat 4 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC (GIA Approx. 401 sq ft ¹)	Individual	1 year from 4th September 2022	£6,660	AST £628 Rent Deposit held.
				Total: £62,600 Plus Vacant Basement	

¹ Not inspected by Barnett Ross. Areas taken from EPCs.

