

# TO LET

## Lock-Up Shop

**5 LONDON ROAD  
Dover, Kent CT17 0ST**

SW&P

chartered surveyors

### Situation

The premises are located on the A256 London Road, just past its junction with Bridge Street. London Road is a busy one-way (northbound) road in the centre of Dover. Street parking is available along London Road and Dover town centre pedestrianised shopping area is within 600m.

### Description

A ground floor lock-up shop within a mid-terrace building of traditional brick construction under a pitched slate roof. The shop was previously used as a betting shop. The accommodation is laid out to provide retail area with staff room and w.c's at the rear.

### Accommodation

	Approx. Net Internal Area	
	sq m	sq ft
Retail Area	63.83	687
Store	1.52	16
Kitchen	5.00	54

### Services

We understand mains water and electricity are connected to the premises.

### Business Rates

Rateable Value	£9,100
UBR (2010/11)	41.4p
Rates Payable	£3,767.40

Interested parties are advised to confirm these figures with Dover District Council.



### Terms

The premises are available on flexible lease terms at an initial rent of **£7,500 per annum**.

### Legal Costs

Each party to bear their own legal costs.

### Viewing

Strictly by appointment through these offices.

### For Further Information Contact:

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**VACANT POSSESSION UPON  
COMPLETION  
SUBJECT TO CONTRACT**

(This firm operates a Complaints Handling Procedure, details of which are available upon request)

1187/October 2010

Smith-Woolley & Perry

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