

DOVER CT16 1QD

19 (8C) ST JAMES' RETAIL PARK

FORMER FIRST FLOOR GYM TO LET

LOCATION

Occupying a prime trading location within the popular St James' Retail & Leisure Park. The premises comprise a former gym accessed from Dolphin Passage.

A plan of the park is attached.

ACCOMMODATION

Arranged on part ground (entrance) and first floor comprising the following approximate floor areas:

First Floor (GIA)	5,576 sq ft	518 sq m
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This is suitable for a variety of uses, subject to planning.

LEASE

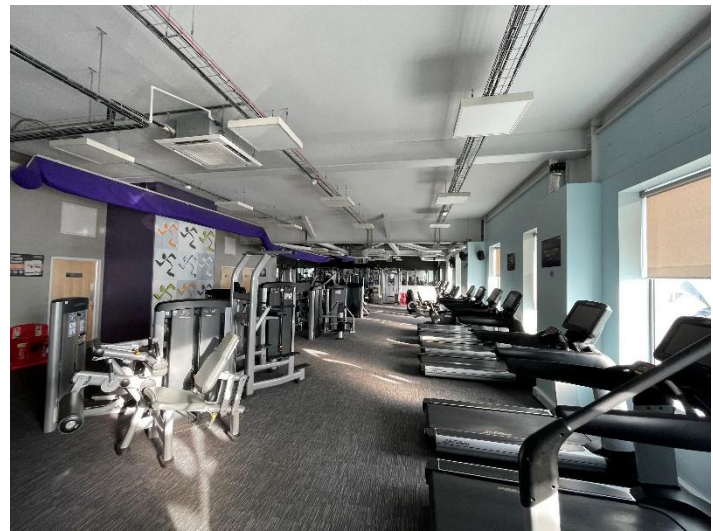
A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include upward only rent reviews at five yearly intervals, at a commencing rent of **£55,000 per annum** exclusive of rates, service charge & VAT.

SERVICE CHARGE

The 2025 annual service charge estimate for these premises is confirmed as £3.11 psf. Interested parties should make their own enquiries to verify this information.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



EPC

The property has an Energy Performance Asset Rating of B26. A copy of the EPC is available upon request.

RATES

We have been advised that the premises have been assessed for rating purposes as follows:

Rateable Value	£52,000
Standard Business Multiplier	55.5p

Interested parties should make their own enquiries to verify this information.

VIEWING

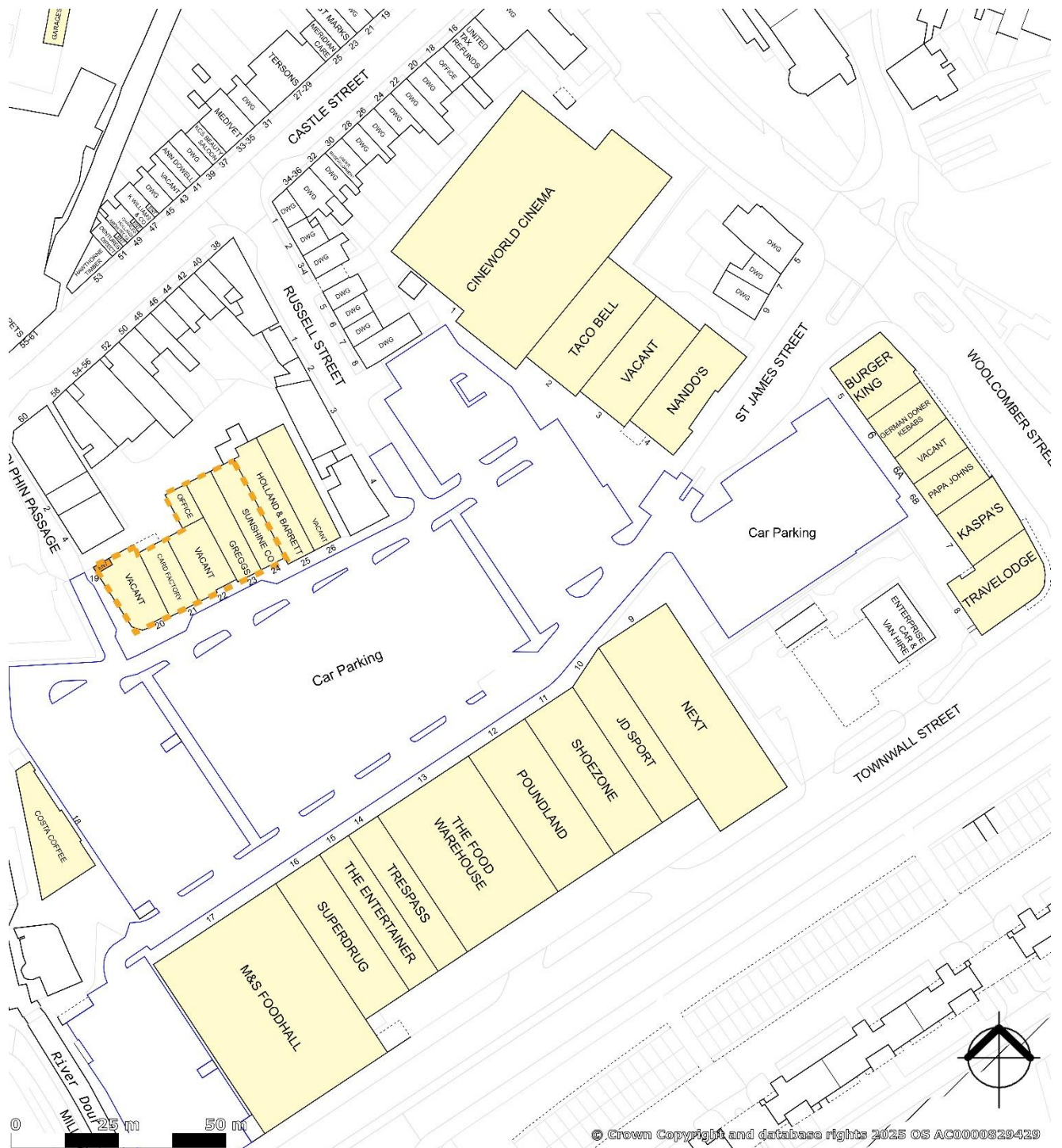
For further information or arrangement to inspect, please contact the sole agent:

Tim Hance

020 7908 7031

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SUBJECT TO CONTRACT



Misrepresentation Act

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