

Biggin Street, Dover, CT16

To Rent - £1,000 pcm



, 738 sq. feet (68.56 sq. meters), Shop

The property is located just off Biggin Street in Dover. Biggin Street is the main shopping high street in Dover, Kent (postcodes starting CT16 1). It runs northwest from St Mary's Churchyard (near the historic 13th-century Biggin Gate site) up to the Maison Dieu and Dover Town Hall.

The cafe at 58b Biggin Street in Dover is Khans Kafe, a family-run spot known for authentic South Asian street food, Deshi-style English breakfasts, and a relaxed, casual atmosphere. It operates Monday through Saturday from 10:00 AM to 4:00 PM, offering affordable halal, vegetarian, and vegan options.

Vibe and Atmosphere: Casual, cozy, and family-friendly environment Quick service with a welcoming, polite staff. Ample seating for dine-in meals or quick snacks

Breakfast & Brunch: Deshi-style breakfasts alongside traditional tea or coffee

Specialties: Crispy vegetable pakoras and unique treats like chocolate samosas

Dietary Options: Good variety of vegetarian, vegan, and halal dishes

Rent: £1,000 per month, which includes electricity and water. £12,000 per annum (no VAT)

Lease: Potential for 5, 10 or 15 Year Lease

The current running costs are:

- o Wi-Fi & phone line: approximately £72 per month
- o Insurance: approximately £55 per month
- o Card machine/terminal fees: approximately £30-£50 per month, depending on usage

Premium: £15,000 for the fixtures and fittings. The biggest asset is the commercial extraction canopy system, which cost £19,000 to install.

Gas, Electricity, water and drainage are connected;

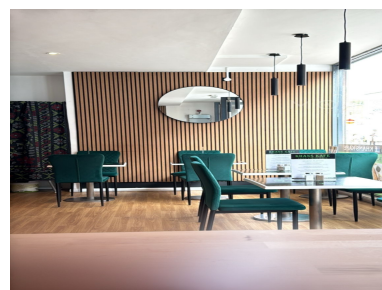
From a search of the Valuation Office Website we have identified that the Rateable Value is £15,500 from 1st April 2026.

EPC: Pending

For further details, contact Motis Estates Commercial Chartered Surveyors on 01303 212020 or kris.foster@motis-estates.com

IMPORTANT NOTICE FROM MOTIS ESTATES

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.



Contact

A: Motis Estates

T: 01303 212020

E: sales@motis-estates.com

Reference: **MOTIS_011427**

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