

DOVER CT16 1QD

20 (1C) ST JAMES' RETAIL & LEISURE PARK

PRIME RETAIL UNIT TO LET



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

Occupying a prime trading location at the junction of Dolphin Passage which is the principal pedestrian thoroughfare to, and from, the town centre from the retail and leisure park. The premises are located immediately adjacent to **Card Factory** and in the same block as **Holland & Barrett** and **Greggs** whilst being close to the newly opened and upsized **Costa Coffee**.

A plan of the park is attached upon which the premises have been highlighted.

ACCOMMODATION

Arranged on ground floor and comprising the following approximate dimensions and floor areas:

Gross Frontage (inc splay)	42' 5"	12.9 m
Return Frontage	37' 0"	11.3 m
Internal Width	37' 3"	11.4 m
Shop Depth	45' 0"	13.7 m
Ground Floor (GIA)	1,800 sq ft	167 sq m

LEASE

A new effectively 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 **£45,000 per annum** exclusive of rates, service charge and VAT.

EPC

The property has an Energy Performance Asset Rating of B28. A copy of the EPC is available upon request.

LEGAL COSTS

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



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.

RATES

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

Rateable Value	£37,750
Small Business Multiplier	49.9p
Rates Payable (2025/26)	£18,837

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

VIEWING

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

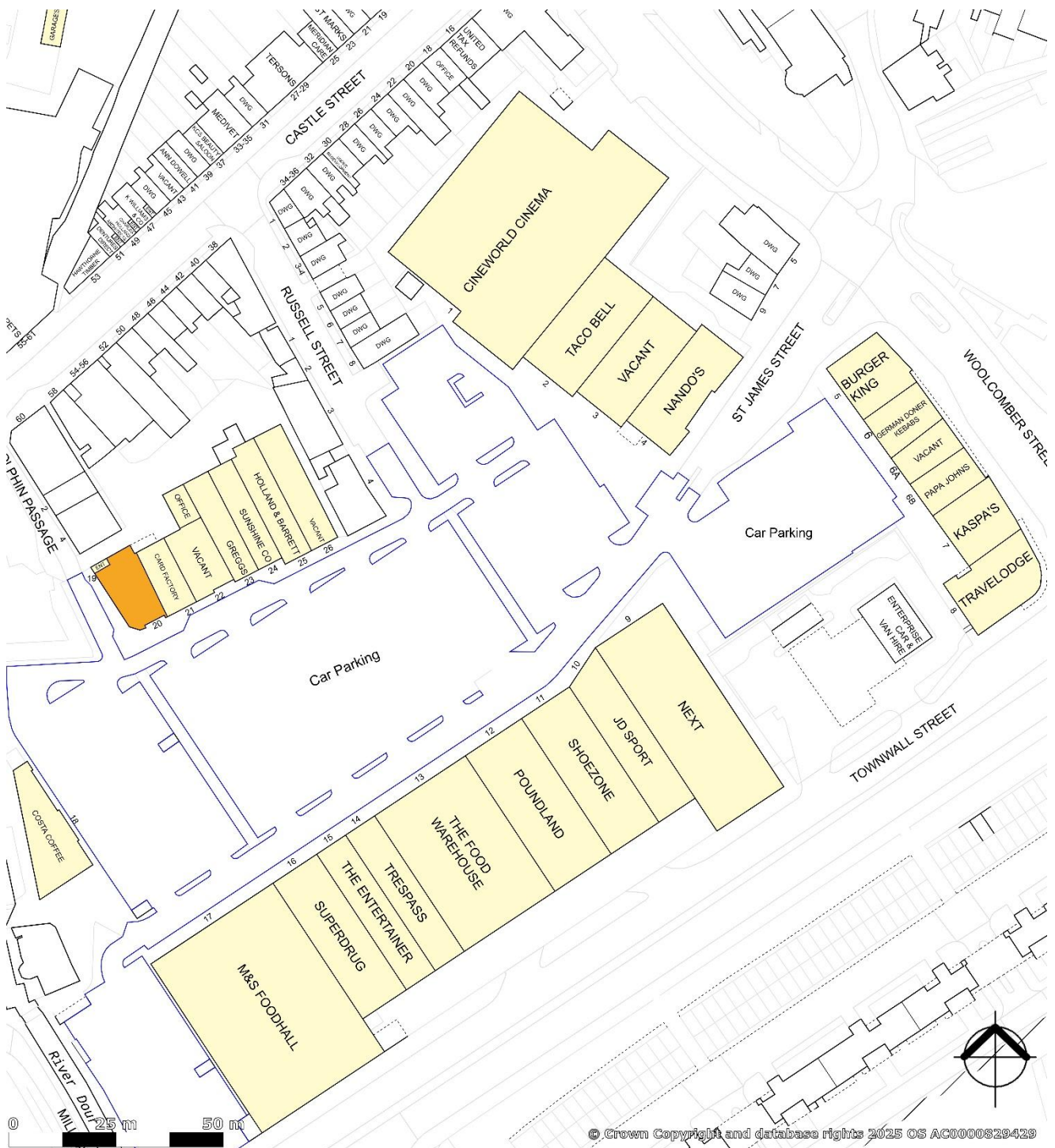
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SUBJECT TO CONTRACT

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