



## 53 CASTLE STREET, DOVER

**£850 per month**

An opportunity to rent an office/shop in Castle Street, Dover

Contact Motis Estates Commercial Estate Agents in Folkestone - 01303 212020 Chartered Surveyors in Folkestone



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# 53 Castle Street Dover CT16 1PT

**Fully Refurbished , Office/Retail , Potential for Sub-Letting**

## **Description**

The property is located within walking distance to the town centre and St James Place which has a number of large retailers and restaurants including Cineworld, JD Sports, Nandos and Iceland Warehouse.

Dover is a major ferry port town and faces France across the Strait of Dover, the narrowest part of the English Channel. It is home of the Dover Calais ferry through the Port of Dover and is famous for both its White Cliffs and Dover Castle that has historically performed a function of protection against invaders. Dover's main commuting roads are the A2 and A20, connecting the town with Canterbury and London. Fast link trains run from Dover Priory to London St Pancras International stations and Ramsgate.

The property is Grade II Listed therefore has single glazed sash windows throughout which have recently been re-painted including all the external paintwork. The ground floor commercial unit has laminate flooring throughout and a suspended ceiling with LED panels and has been recently refurbished. There are electric heaters for heating purposes and a kitchen area.

The basement has also been configured for office use and is ready for flooring. There is a kitchen/staff room as well as a separate w.c. There are also views of the river to the rear. There is a separate entrance and meter to the basement therefore this could be sub-let.

Ground 41.55 sq m 447.078 sq ft  
Kitchen 1.76 sq m 18.9376 sq ft  
Basement 31.99 sq m 344.2124 sq ft  
Total 75.3 sq m 810.228 sq ft

Business Rates: We note from the Valuation Office Agency website that the premises have a RV of £5,500 therefore is eligible for small business rates relief.

Services: We understand mains drainage, water and electricity are connected to the premises.

Energy Performance Certificate: The property is Listed therefore exempt.

The premises are available for £850 per calendar month (no VAT) on a 1 or 2 year Licence Agreement or a longer lease. The Licence Agreement Fee is £200 plus VAT.

Viewings Strictly by appointment through Motis Estates Commercial Agents in Folkestone - 01303 212020 or [commercial@motis-estates.com](mailto:commercial@motis-estates.com).

VACANT POSSESSION UPON COMPLETION SUBJECT TO CONTRACT (This firm operates a Complaints Handling Procedure, details of which are available upon request).

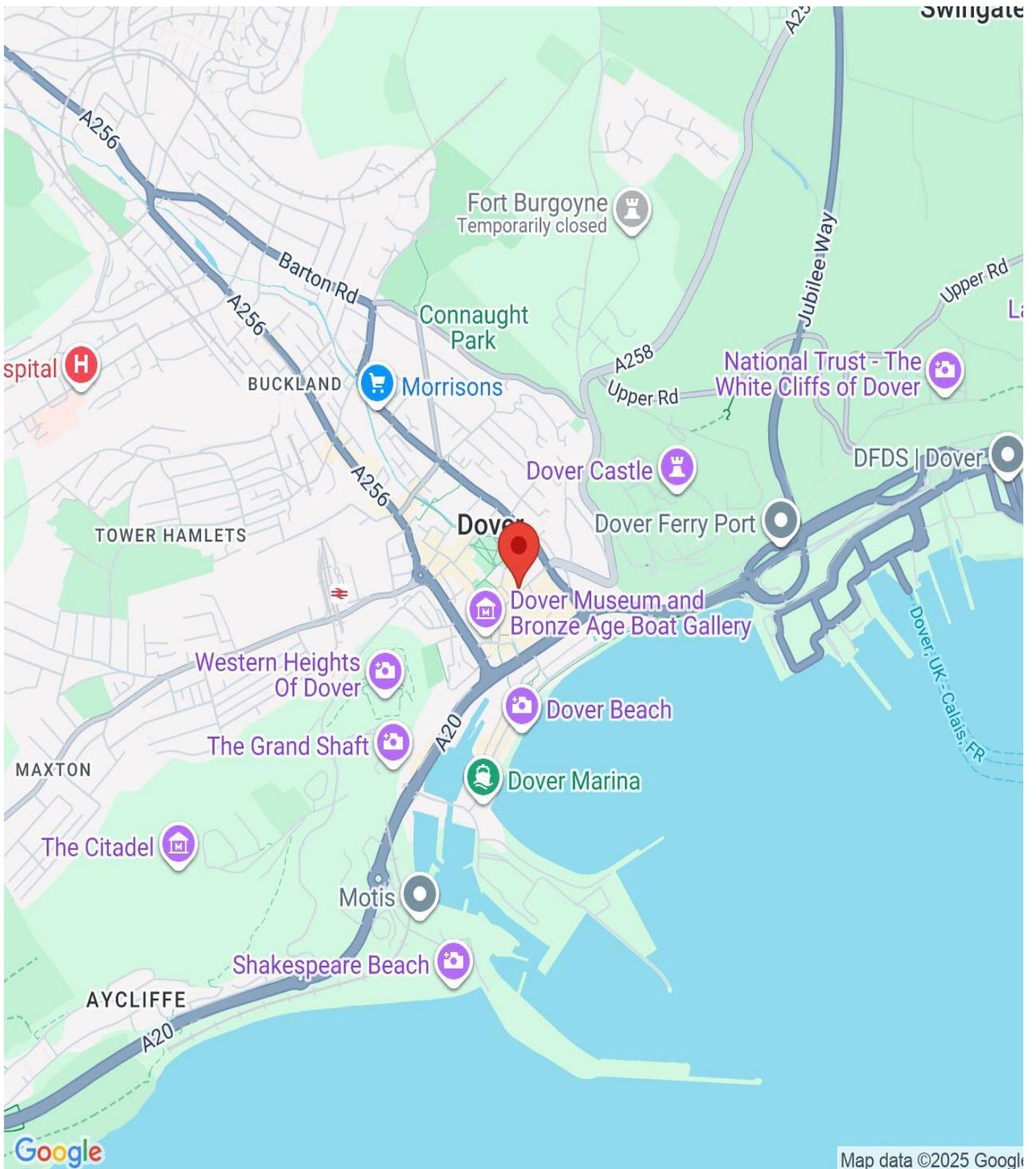
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**Postcode** CT16 1PT









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