



All enquiries Ref: James Paterson



- Freehold two floor mid terrace building arranged as ground floor coffee shop (let to Costa) and self-contained flat above
- Investment - Shop let to Costa Coffee, flat let on AST

Description:

Freehold mid terrace mixed use investment - arranged as ground floor coffee shop (let to Costa) and self-contained two-bedroom flat above.

Rent reserved:
£25,260 per annum

Note:

VAT is applicable to the sale of this property.

To view:

By arrangement with the joint auctioneers, Maple Estates, Tel:0208 427 9772. Please see important advice for viewers on page 19 of this catalogue.

Location:

The building is situated in the heart of the main shopping district on Biggin Street between its junctions with Pencester Road and Edwards Road. The Costa Coffee is a destination location with other leading high street names like Boots, Sports Directs, B&M, Savers and the large main Post Office are all in the immediate vicinity. Public transport links include Dover Priory mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A2 which links to the M2. Recreational pursuits can be found locally at the open spaces of Pencester Gardens, Dover Castle and the coast front.

Accommodation:

Unit	Floor	Accommodation	Tenancy:	Rent	EPC rating:	Council Tax:
Costa Coffee	Ground	Coffee shop with WC, Sizes taken from Valuation Office Agency Ground floor remaining retail zone: 9.1 sq.m Ground floor mess/staff room: 13.2 sq.m Ground floor internal storage: 10.1 sq.m Ground floor retail zone b: 38.7 sq.m Ground floor retail zone a: 39.2 sq.m Ground floor retail zone c: 38 sq.m Total: 148.3 sq.m	Let to COSTA LIMITED on a lease for a term of 5 years from 14th December 2023	£16,560+VAT per annum	D	N/A
Flat at 23-24 Biggin Street	First	Two bedrooms, reception room, kitchen, bathroom/WC Approx 54sqm (581sqft) GIA (source EPC)	The flat is let on an assured shorthold tenancy agreement (AST) for a term of 12 months from 14th December 2022 (holding over)	£725.00 pcm.	D	A

