

# PROMINENT CLASS E FREEHOLD FOR SALE

## DOVER

### 25 MARKET SQUARE

#### Description

The premises are situated in the historic coastal town of Dover within the County of Kent located approximately 18 miles (130 kilometres) southeast of Central London.

The premises are located in a prominent location in Market Square with nearby retailers including **Lloyds Bank**, **British Heart Foundation** and **Harvey & Thompson**.

Please refer to the attached copy of the street traders plan for further details.

#### Accommodation

The premises are currently arranged over a ground floor banking hall with basement and first floors, providing the following approximate areas:

<b>Ground Floor Sales</b>	1,556 sq. ft.	(144.56 sq. m)
<b>Ground Floor Ancillary</b>	176 sq. ft.	(18.20 sq. m)
<b>First Floor Ancillary</b>	1,507 sq. ft.	(140.00 sq. m)
<b>Basement Ancillary</b>	1,740 sq. ft.	(161.65 sq. m)
<b>Total</b>	<b>4,999 sq. ft.</b>	<b>(464 sq. m)</b>

The property has 4 car parking spaces.

The first floor is accessed by way of an exclusive staircase with a separate entrance from Market Square together with a lift.

Plans of the accommodation are available upon request.

#### User

The premises currently falls under a Class E use.

#### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£325,000**.

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£37,250
<b>UBR (24/25)</b>	0.499p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

The property has an EPC rating of C 71. A full report is available upon request.

#### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

#### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Darren Coleman**                      **07970 796470**  
darren.coleman@greenpartners.co.uk

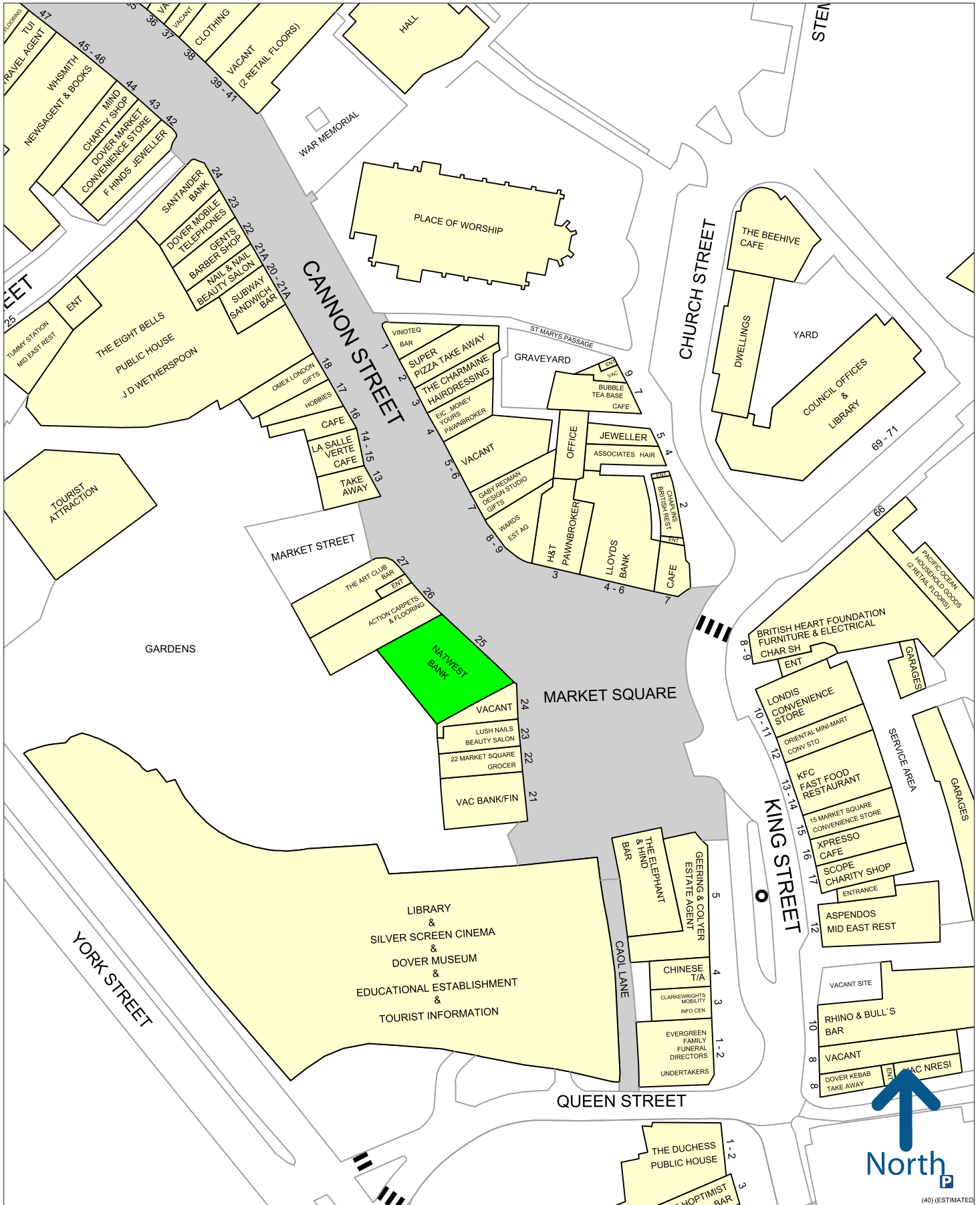
**Will Civil**                                 **07950 700182**  
will.civil@greenpartners.co.uk

In partnership with:



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

Experian Goad Plan Created: 23/07/2024  
Created By: Green and Partners



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