

# Lot 24, 25 Market Square, Dover, Kent CT16 1NG

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Former Bank with Development Opportunities

[www.acuitus.co.uk](http://www.acuitus.co.uk)



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## Property Information

### Freehold Former Bank with Development Opportunities

- Substantial former bank building
- Prominent position in Dover town centre overlooking Market Square
- Commercial area of approx. 512.98 sq. m. (5,521 sq. ft.) over Ground, First and Basement Floors
- Of interest to owner occupiers
- Asset management opportunities
- Nearby occupiers include Lloyds Bank, KFC, British Heart Foundation and a number of local retailers
- Not elected for VAT

#### Lot

24

#### Auction

15th May 2025

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail, Bank, Development

#### Auction Venue

Live Streamed Auction

On Behalf of NatWest Bank

### Location

#### Miles

70 miles south east of London, 16 miles east of Canterbury, 17 miles south of Margate

#### Roads

A20, A2, M20

#### Rail

Dover Priory Rail

#### Air

Gatwick Airport

### Situation

The important and historic town of Dover is situated on the south-east tip of the country some 70 miles from London. Dover is famous for its Castle, the White Cliffs and the busy and historic port. The property is situated on the west side of Market Square, 600 yards (550 m) from Dover Priory train station and 300 yards (275 m) from St James Retail and Leisure Park. Nearby occupiers include Lloyds Bank, KFC, British Heart Foundation and a number of local retailers.

### Tenure

Freehold.

### Description

The property is a prominent terraced building on Market Square providing former bank accommodation on ground and ancillary accommodation at basement and first floor levels. The first floor benefits from self-contained access onto Market Square. The property includes a rear yard with 4 car parking spaces. Floor plans are available upon request.

### VAT

Not elected for VAT

### Octopus Bridging Loan for Buyers

### Planning

The property may lend itself to residential conversion, alternative uses and/or redevelopment, subject to obtaining all the necessary consents and lease agreements. All enquiries should be made with Dover District Council. (<https://www.dover.gov.uk/Planning/Planning.aspx>) (Phone: 01304 872486)

### Note

This sale is conditional and is subject to confirmation by the Seller. Please see further details within the Special Conditions of Sale.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Former Bank	233.18	(2,510)	VACANT
Basement	Ancillary	157.70	(1,697)	
First	Ancillary	122.10	(1,314)	
Total Approximate Floor Area		512.98	(5,521) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).



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## Contacts

### Acuitus

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### Seller's Solicitors

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