

# Court Chambers

9-10 Broad Street, Canterbury, Kent CT1 2LU

**SP** SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Attractive Period Listed Building
- Suitable for Various Uses Under Class E (to Include Office, Retail, Surgery/ Clinic & Leisure)
- Excellent Profile to the Ring Road

Office Building  
To Let (May Sell)  
157.3 m<sup>2</sup> (1,669 sq ft) approx.

## LOCATION

The cathedral city of Canterbury is located around 60 miles south east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

## SITUATION

The property is situated on the south side of Broad Street forming part of the ring road, positioned just outside the city walls.

## DESCRIPTION

The property comprises an attractive Grade II Listed Building of brick elevations beneath a pitched tiled roof. What was once two dwellings, the two entrances having been retained, it is arranged to provide a mix of open plan and cellular offices over ground and first floors, with storage areas at second floor level. There is also a kitchen and both male and female WCs to the rear of the ground floor.

The property is finished to a modern specification having a gas combi boiler providing central heating via panel radiators, painted and plastered walls, modern lighting and a mix of carpet and wooden flooring.

Externally, the property benefits from a picturesque courtyard garden which can be accessed from the kitchen and from a side entrance to Broad Street.

## LISTING

The property is Grade II Listed (Entry Number: 1248782).

## ACCOMMODATION

Having measured the property, we calculate it to have the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Reception	38.9	419
	Offices	24.5	264
	Kitchen & Staff	8.5	91
First	Offices	41.6	447
	Storage*	12.6	135
Second	Storage*	31.2	336
Total		157.3	1,669

*Limited use areas\*:*

## TITLE

The property is owned Freehold under Title K468571.

## TERMS

The property is available to let by way of a new Full Repairing & Insuring Lease for a term to be agreed.

The freehold interest could also be made available with vacant possession.

## RENT

Our client is seeking a rent of £14,000 per annum (exclusive of Business Rates and VAT).

## PRICE

Our client would consider offers from £300,000.

## DEPOSIT

In respect of a letting a deposit equivalent to a minimum of three months rent will be held for the duration of the term.

## BUSINESS RATES

According to the Valuation Office Agency the property has been assessed as follows:

Offices & Premises: £13,250

## USE

The property is considered suitable for a variety of uses under Class E (Commercial, Business & Finance) to include but not limited to:

- Retail
- Office
- Surgery / Clinic
- Leisure

## LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

## FINANCE ACT 1988

Unless otherwise stated, all rents and prices are quoted exclusive of Value Added Tax (VAT).

## EPC

A copy of the Energy Performance Certificate can be made available upon request.

## 1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

## VIEWINGS

Strictly by prior appointment through sole agents:

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AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

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