

2 Beer Cart Lane

Canterbury, Kent CT1 2NY

SP SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- Modern Air Conditioned Specification
- Suitable for Various Uses Within Class E (to Include Office, Retail, Surgery/ Clinic & Leisure)
- Large Glazed Frontage
- Two Car Parking Spaces

Modern Business Unit
FOR SALE
101.9 m² (1,096 sq ft) approx.

2 Beer Cart Lane

Canterbury, Kent CT1 2NY

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 in a convenient position on Beer Cart Lane, being within Canterbury's 'Castle Quarter'. It is positioned within the heart of the city's main business area, popular with professional firms and within a short distance from the High Street, Canterbury East and Canterbury West Railway Stations, and several public car parks.

DESCRIPTION

The property comprises a ground floor business unit within a five storey mixed commercial and residential building.

The property is arranged in open plan having dual points of access directly to Beer Cart Lane and to the rear car park. It is finished to an excellent specification having a large aluminium framed glazed frontage, painted and plastered walls, air Conditioning (with comfort cooling), modern LED lighting and tiled flooring.

The unit has an integrated kitchen and use of WCs accessed from a central corridor which are shared with the adjoining occupier.

The property is connected to mains electricity, water and drainage.

CAR PARKING

The property benefits from two car parking spaces in the rear gated car park.

ACCOMMODATION

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

Floor	Description	Area (m ²)	Area (sq ft)
Ground	Open Area	101.9	1,096

TERMS

We are instructed to sell the Long Leasehold interest (circa 991 years remaining).

The property is to be sold with one share of the Freehold. There is no ground rent.

PRICE

Our client would consider offers in excess of £300,000.

SERVICE CHARGE

There is a service charge payable for the upkeep of the communal areas. It also includes the occupiers fair proportion of the building's insurance. The cost for the year ending 31 December 2024 is £2,110.81.

BUSINESS RATES

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

Offices & Premises: £16,750

EPC

The property has been assessed within Band B (32).

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
- Vets

FLOOR PLANS

Copies of the floor plans can be made available upon request.

Ask the agent for further information.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

FINANCE ACT 1988

VAT is not payable on top of the purchase price.

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:

Ned Gleave MRICS
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Photo Credit [Designed Interiors]



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