

2 Beer Cart Lane

Canterbury, Kent CT1 2NY

- Modern Air Conditioned Specification
- Suitable for Retail or Office Uses
- Large Glazed Frontage
- Two Car Parking Spaces

Modern Business Unit
TO LET
101.9 m² (1,096 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 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	Office/ Retail	101.9	1,096

TERMS

The property is available To Let by way of a new effective Full Repairing and Insuring Sub-Lease for a term to be agreed.

RENT

Our client is seeking a rent of £22,500 per annum (exclusive).

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.

RATEABLE VALUE

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 can be used for Retail (within A1) or as Offices (within B1a), both uses now contained within Class E (Commercial, Business & Service).

FLOOR PLANS

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

Ask the agent for further information.

PHOTOS

The photos were taken in June 2024.

LEGAL & PROFESSIONAL COSTS

Each party to bear their own.

FINANCE ACT 1988

VAT is not payable on top of the quoting rent..

1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending Tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

VIEWINGS

Strictly by prior appointment through sole agents:

Ned Gleave MRICS
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Photo Credit [Designed Interiors]



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