

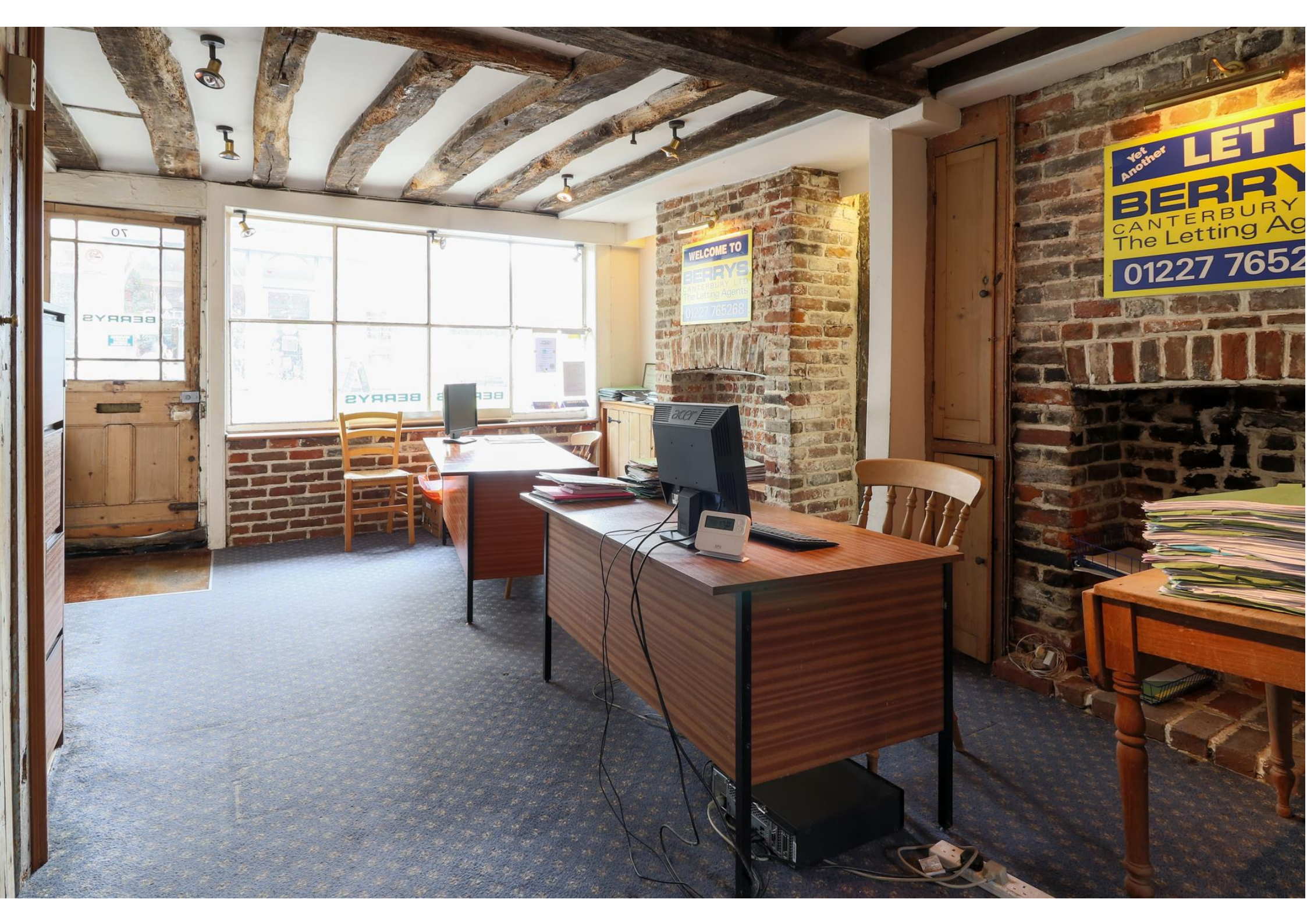


Charles Bainbridge



70 Castle Street,  
Canterbury, Kent, CT1 2QD

£225,000



Yet Another **LET**  
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An attractive historic Grade II listed building set in the heart of Canterbury city centre, having for many years been operating as a letting agent and now vacant. The property has spacious and versatile accommodation arranged over four floors. On the ground floor is a comfortable reception/shop front with a wealth of exposed timbers and brick chimney breasts. To the rear a set of steps lead down to the cellar. There is a kitchen and w.c with a rear lobby accessing the enclosed rear courtyard. The cellar has a tiled floor, comfortable head height and a fitted safe. On the first floor are two further offices and there is an attractive additional office on the second floor with part-sloping ceilings in the heavily timbered roof space.

Externally there is an enclosed courtyard garden to the rear measuring approx. 19ft (5.79m) x 6ft (1.83m) average width with a brick paved surface. There is a gate to the adjoining courtyard from which we understand to be a fire exit for emergency use.

The property is set in an enviable position in the centre of Canterbury, traditionally a favoured location for estate agents, letting agents and solicitors. Canterbury boasts an extensive range of amenities including a wide range of shops, restaurants, cafes, and pubs plus recreational facilities, schools, colleges, and universities. Canterbury East railway station is within easy walking distance as is Canterbury West railway station, which offers the High-Speed rail link providing services to London St. Pancras in approx. 55mins. Easy access can be gained onto the A2 to Dover and the M2 to London and the outlying east Kent countryside and north Kent coastline provides lovely walking and cycling.

Services: All mains services are understood to be connected to the property.

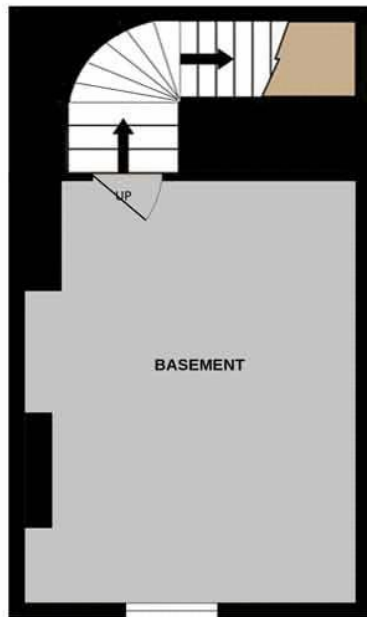
Tenure: Freehold

Rateable value: TBC

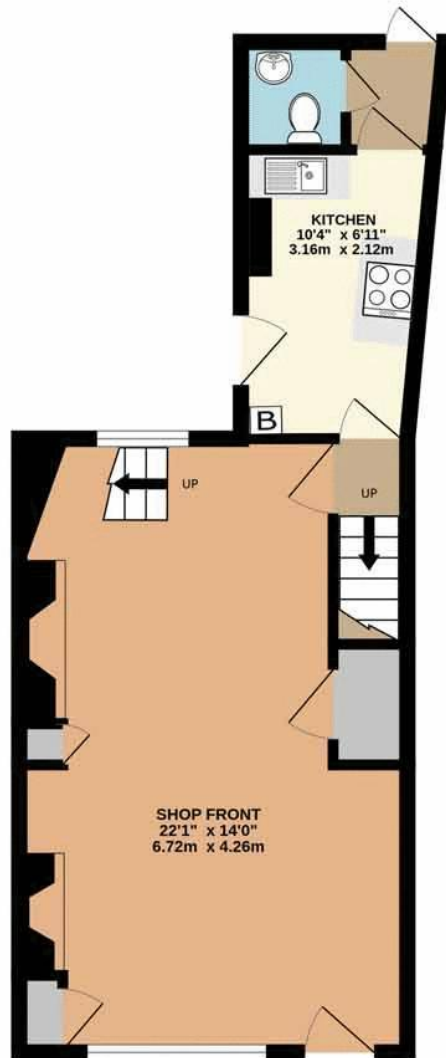
Local Authority: Canterbury City Council, Council Offices, Military Road, Canterbury, Kent, CT1 1YW.

We would be pleased to arrange a viewing by appointment; simply call 01227 780227 or email [sales@charlesbainbridge.com](mailto:sales@charlesbainbridge.com)

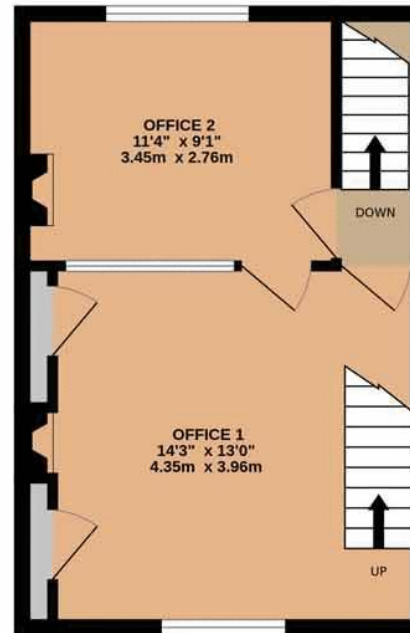




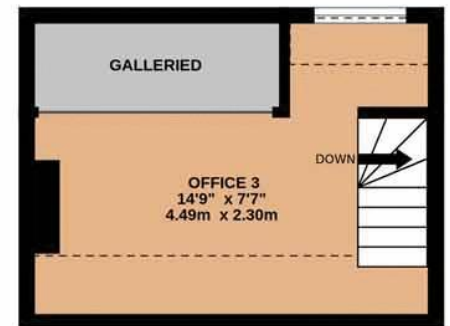
BASEMENT  
229 sq.ft. (21.3 sq.m.) approx.



GROUND FLOOR  
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.8 sq.m.) approx.

**TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Should you require any specific clarification about any part of the property or its surroundings prior to booking a viewing, particularly before travelling a significant distance to view, then please contact us and we would be pleased to assist.

These particulars are intended to give a fair description of the property, their accuracy cannot be guaranteed and they do not constitute an offer of contract. No appliances or services have been tested by us. Interested parties are advised to rely on their own inspection of the property and those of their professional and legal representatives before entering a contract to purchase.



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