

**RETAIL/ OFFICE/ SURGERY/ CAFÉ****TO LET**

**106.8 m<sup>2</sup> (1,150 sq ft) approx.**

**25 St Peter's Street  
Canterbury  
Kent  
CT1 2BQ**

- **Attractive Period Building**
- **Suitable for Various Commercial Uses (Including Retail, Office, Surgery & Café)**
- **City Centre Location**
- **Close Proximity to the Westgate Towers**

## LOCATION

Canterbury is around 60 miles south east of London and has excellent road communications with the A2 and A28 linking with the M2 and M20. It has two stations offering regular rail services with journey times to London St Pancras of 51 minutes.

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive representation of national retailers and restaurants. It is a popular tourist destination with the Cathedral, St Augustine's Abbey and city centre attracting around 7.5 million visitors each year. It is also an important educational hub in Kent, with four universities having a combined student population of around 50,000.

The property is situated in a prominent position in St Peters Street, being an extension of Canterbury's High Street retail and restaurant area. It is in a convenient position for various amenities and within walking distance from several of the city's car parks, The Westgate Tower, St Dunstan's and Canterbury West Train Station.



## DESCRIPTION

The property comprises a ground floor lock-up shop within an attractive period building, arranged as a sales area to the front with stores and staff areas to the rear.

It is finished to a modern specification to include:

- Gas Central Heating
- Glazed Display Window
- Modern Lighting
- Laminate and Carpeted Floors

## ACCOMMODATION

The property has the following approximate floor area:

Floor	Accommodation	Area m <sup>2</sup>	Area sq ft
Ground	Retail, Stores & Staff	106.8	1,150

## TERMS

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed.

## RENTS

Our client is seeking a rent of £25,000 per annum exclusive of rates, service charge and VAT (if applicable).

## USE

The property suitable for a variety of commercial uses (under Use Class E – Commercial, Business & Service) such as;

- Office
- Retail
- Surgery/ Clinic
- Hairdressing Salon/ Beauticians
- Café

## DEPOSIT

A deposit will be held by the landlord for the duration of the term.

## SERVICE CHARGE

The tenant will be required to pay a service charge in addition to the rent to enable the Landlord to recover a proportion of costs of maintaining the building and communal areas. Further information is available from the agent.

## UTILITIES

The tenant(s) are to be responsible for all utilities within the demise.

## BUSINESS RATES

The tenant is responsible for their business rates in relation to the office. The rateable value (RV) of the property as shown on the Valuation Office Website is as follows:

**Shop & Premises                      £31,500**

## EPC

A copy of the energy performance certificate can be made available upon request.

## FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Occupiers should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to bear their own

## VIEWINGS

By appointment only through sole agents:

## BTF Partnership

Ned Gleave  
Jack Glendinning  
William Hinckley  
**01227 763663**

Details created July 2021

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