



## LOCK UP SHOP

## TO LET

64.1 m<sup>2</sup> (690 sq ft) approx.

**81B Castle Street  
Canterbury  
Kent  
CT1 2QD**

- Large Display Frontage
- Modern lighting & Air-Conditioning
- Parking Space Available
- Attractive Period Building
- Suitable for a Range of Uses

## LOCATION

The property is situated in a convenient position on the corner of Castle Street and Beer Cart Lane.

It is located within the heart of Canterbury's main business area, popular with Solicitors, Accountants and Estate Agents. It is within a short walk from the High Street, several public car parks, Canterbury Bus Station and both Canterbury East and West Train Stations.

## DESCRIPTION

The property comprises an open retail sales area having a large timber framed display window and which is finished to a good modern standard with carpets, LED spot lights and air conditioning.

To the rear there is an office and access to shared kitchen and WC facilities.

## ACCOMMODATION

The property has the following approximate floor areas;

Accommodation	m <sup>2</sup>	sq ft
Sale area	49.54	533
Rear Office	14.58	157
<b>Total</b>	<b>64.12</b>	<b>690</b>

## CAR PARKING

Car parking at the rear of the property is available subject to separate negotiation.

## 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 £22,000 per annum exclusive of rates, service charges and VAT (if applicable).

## DEPOSIT

A deposit will be held by the landlord for the duration of the term. Further details are available from the agents.

## SERVICE CHARGE

The tenant will be required to pay a service charge in addition to rent being a proportion of the Superior Landlord's costs of maintaining the building and communal areas. Further details are available from the agents.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates. The Rateable Value (RV) from April 2023 is:

**Shop and Premises - £20,000**

The current UBR is 49.9p. Interested parties are advised to confirm these figures via the VOA website.

## EPC

There is currently one EPC assessment for the entire ground floor of 90 (Band D).

## LEGAL COSTS

Each party to bear their own.

## 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.

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF Partnership

William Hinckley  
Hector Nelson  
**01227 763663**

Details updated April 2024



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.