



ATTRACTIVE PERIOD BUILDING

TO LET (MAY SELL)

273.6 m² (2,945 sq ft) approx.

**31 St Georges Place
Canterbury
Kent
CT1 1XD**

- **Prominent Location**
- **Self Contained Accommodation**
- **Generous Car Parking Provision**
- **Finished to a high standard**
- **Close to Canterbury City Centre, Bus & Train Stations**

LOCATION

The historic cathedral city of Canterbury is around 60 miles southeast 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.

The property is situated in a prominent main road position on the south side of St George's Place, just outside Canterbury city centre. It is situated in a popular location for professional office occupiers and opposite Waitrose.

DESCRIPTION

The property is an attractive grade II listed period building arranged to provide offices over ground, first and second floors. There are toilet and coffee making areas on the ground floor, two further toilets on the first floor and ancillary/storage areas in the basement.

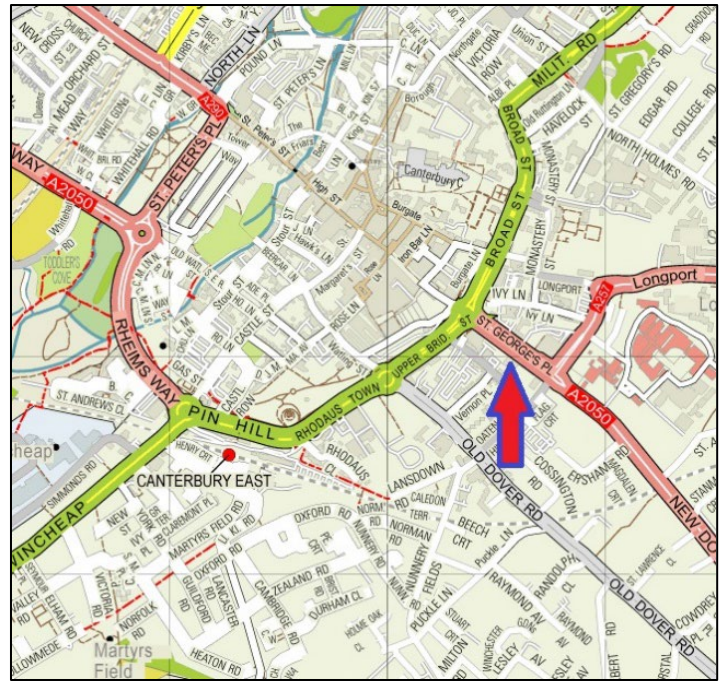
The property was refurbished within the last 5 years to a good modern standard including:

- LED Lighting
- Modern Toilet and Kitchenette Facilities
- Space Heating Throughout
- New Floor Coverings
- Good Natural Light

The property is currently fitted out for a clinical use, including the installation of sinks and polysafe vinyl flooring in some rooms, but these can be removed if required.

EPC

The property has an Energy Performance Operations Rating within band B (35). Further details are available upon request.



ACCOMMODATION

The property has the following floor areas:

Floor	Accommodation	m ²	sq ft
Basement	Stores	58.1	625
Ground	Offices	57.2	616
	Kitchen & Stores	9.8	106
First	Offices	69.1	743
Landing	Offices	13.7	147
Second	Offices	65.7	707
Total		273.6	2,945

CAR PARKING

There is a generous car parking area to the rear of the property with space for 10 vehicles.

TERMS

Our client is seeking a rent of £46,000 per annum exclusive for a new full repairing and insuring lease.

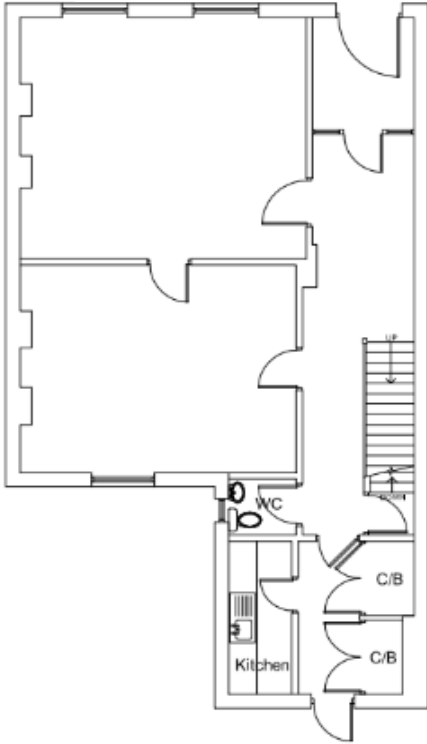
Alternatively, our clients may consider a sale of the freehold interest in the property. Further details are available from the agent.

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.

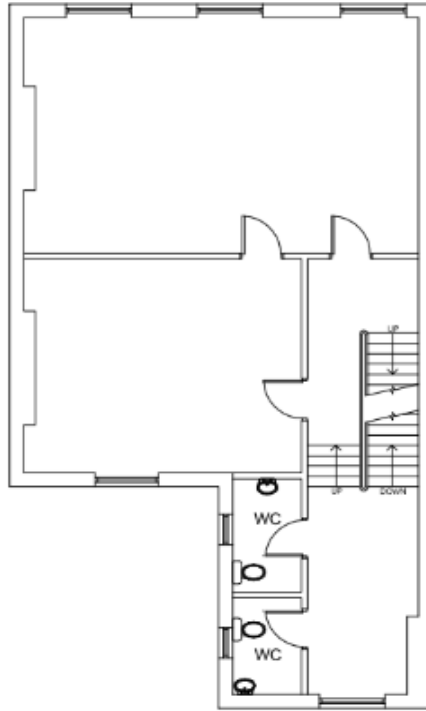
H847 Ravensworth 01670 713330

INDICATIVE FLOOR PLANS

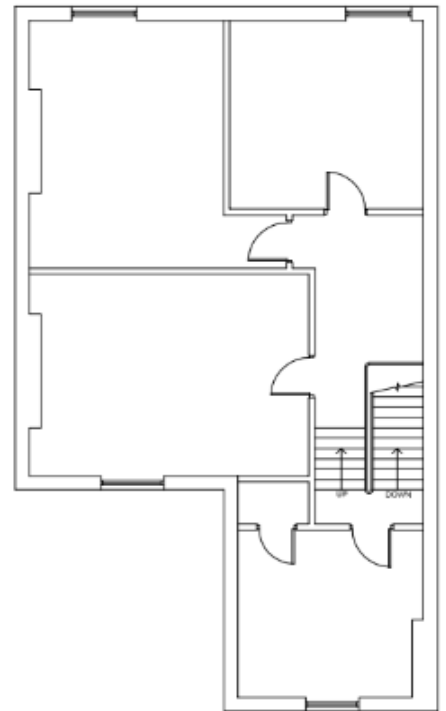
Ground Floor



First Floor



Second Floor



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DEPOSIT

Tenants to pay a deposit which will be held by the Landlord for the duration of the term.

SERVICE CHARGE

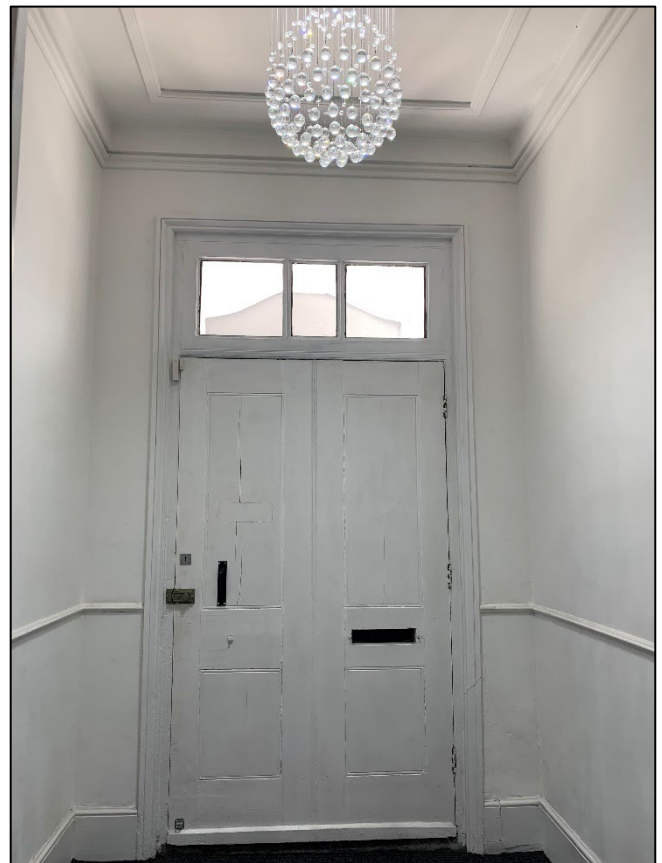
The tenant will be obliged to contribute to a service charge to enable the Landlord to recover a fair proportion of the costs incurred in the maintenance and repair of any external communal areas.

BUSINESS RATES

The occupier will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Medical Centre and Premises - £33,500

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.



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 amended January 2024

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