



## GROUND FLOOR OFFICE/CLASS E SPACE TO LET

**24.6 m<sup>2</sup> (265 sq ft) approx.**

**Suite 1  
15 Dover Street  
Canterbury  
Kent  
CT1 3HD**

- **Suitable for Office, Shop, Salon or Clinical Uses**
- **Attractive Period Building**
- **Car Parking Available (by separate negotiation)**
- **Walking Distance to Canterbury High Street**

## LOCATION

The property is located in Dover Street, just south of Upper Bridge Street and within a short walk from Canterbury City Centre and the Central Bus Station.

It is within a terrace of similar buildings with various complimentary commercial uses nearby including offices, shops, hair and beauty and clinical uses.

## DESCRIPTION

The property comprises a ground floor suite of two interconnecting rooms within an attractive period building. The accommodation is accessed via a central communal entrance and has use of shared kitchen and toilet facilities.

It is currently fitted out for use as a hair salon with LED spotlights, a tiled floor and electric heaters, but can be adapted to an office specification if required.

## EPC

The property is currently assessed within band C (71).

## ACCOMMODATION

The property has the following approximate floor area;

Accommodation	m <sup>2</sup>	sq ft
Ground Floor	24.6	265

## CAR PARKING

Car parking at the rear of the property is available subject to separate negotiation. Further details are available from the agents.

## TERMS

The property is available to let on a new internal repairing lease for a term to be agreed.



## RENT

Our clients are seeking a rent of £6,600 per annum inclusive of service charge but exclusive of rates, telecommunication costs and VAT (if applicable).

## DEPOSIT

The Landlord may require the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

## BUSINESS RATES

The tenant will be responsible for the payment of business rates. The Rateable Value (RV) being:

**Offices and Premises - £6,300**

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  
Will Giles  
**01227 763663**

Details amended March 2024



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