

**SHOP/SALON/STUDIO UNIT****TO LET****37.8 m² (407 sq ft) approx.****5 Tannery Wharf
Tannery Square
Canterbury
Kent
CT1 2FN**

- Picturesque Courtyard Setting Backing onto the River Stour
- Suitable for Various Commercial Uses (Including Office, Retail & Coffee Shop)
- Mezzanine and Outside Seating Area

LOCATION

The property is situated in a convenient position backing onto the River Stour, forming part of the Tannery Wharf development just south of Stour Street.

It can be accessed either through the Tannery development or from one of the various footbridges leading from Stour Street.

DESCRIPTION

The property comprises a modern ground floor studio with a coffee making area, disabled toilet and mezzanine area. The space is currently fitted out as an Aesthetic Clinic but is suited to a variety of uses within Class E, such as:

- Shop/Café
- Clinic/ Surgery
- Hair/Beauty Salon
- Offices

If required, the Tenant may be granted use of the terraced area in front as an outside seating area, as well as a separate storeroom and shared use of the communal bin and bike stores.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Description	Area m ²	Area sq ft
Ground	Sales	17.4	187
Mezzanine	Seating	10.2	110
Ground	Storage Area	10.2	110
Total		37.8	407



EPC

The property has been assessed within Band C (67).

TERMS

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

RENT

Our client is seeking a rent of £7,500 per annum exclusive of rates and VAT (if applicable). The rent is inclusive of service charges, external building maintenance costs and buildings insurance, but excludes utilities, water, drainage, electricity, and telecoms.

DEPOSIT

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

BUSINESS RATES

The tenant will be responsible for the business rates in relation to the property, with the Rateable Value (RV) being;

Café & Premises - £2,994

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 Valuation Office Agency website.

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

Strictly by appointment through Sole Agents:

BTF Partnership

William Hinckley
Will Giles
01227 763663

Details created February 2024



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