

Canterbury - 40 Nunnery Fields CT1 3JT  
Newly Renovated 9-Bedroom/46-Bed Hostel to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Canterbury - 40 Nunnery Fields CT1 3JT

## Newly Renovated 9-Bedroom/46-Bed Hostel to Rent



### Property Features:

- Comprises fully renovated 9-bedroom hostel
- Suitable to accommodate up to 46 backpacker beds
- Renovated in 2024 including full electrical re-wiring, new boilers and water tanks, new fire doors, new kitchen and bathrooms and fully refurbished garden
- Property benefits from 2 parking spaces at front
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Located in predominantly residential area within 9-minute walk from Canterbury East train station



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### Property Description:

Comprises 9-bedroom hostel (8 en-suite and 1 with private bathroom) arranged over ground, first and second floor. The property has been fully renovated in 2024 to a high standard and benefits from a large garden at rear and 2 parking spaces at front, providing the following accommodation and dimensions:

Ground Floor: 161 sq m (1,733 sq ft)

Reception, 3 Rooms (2 en-suite), Kitchen/Dining, Communal Room, Laundry Room

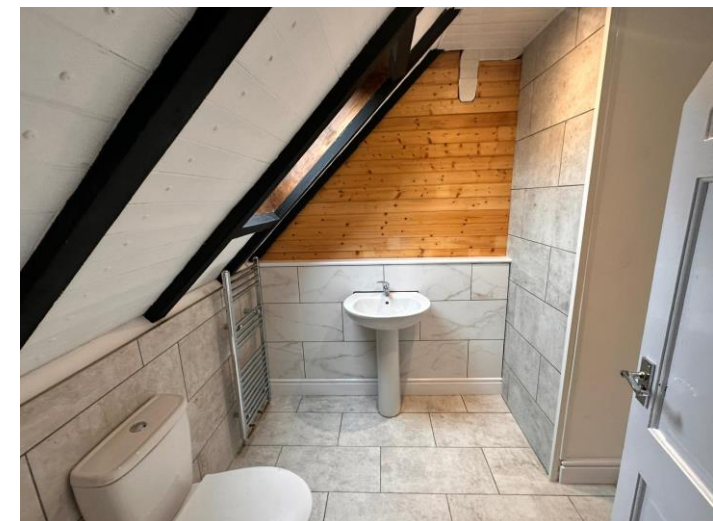
First Floor: 128 sq m (1,373 sq ft)

5 Rooms (all en-suite), Communal Bathroom, Storage

Second Floor: 35 sq m (376 sq ft)

1 Large Room (en-suite)

**Total GIA: 324 sq m (3,482 sq ft)**



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £850 per week (PCM: £3,683.33)

Deposit: £11,050 (3 Months)

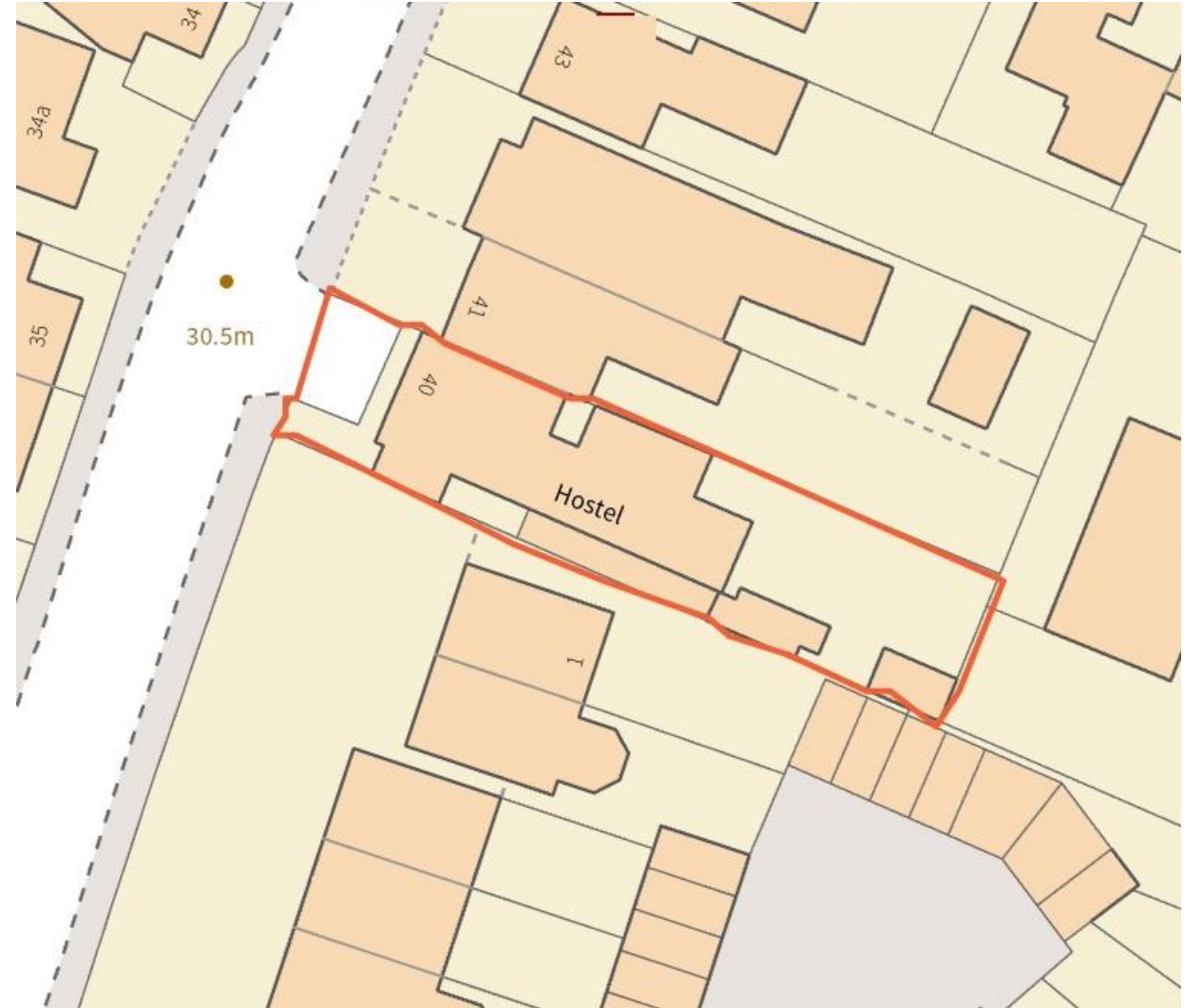
### Rateable Value:

Rateable Value - £43,000 p.a.

Rates Payable - £22,000 p.a.

### EPC:

Certificate and further details available on request.



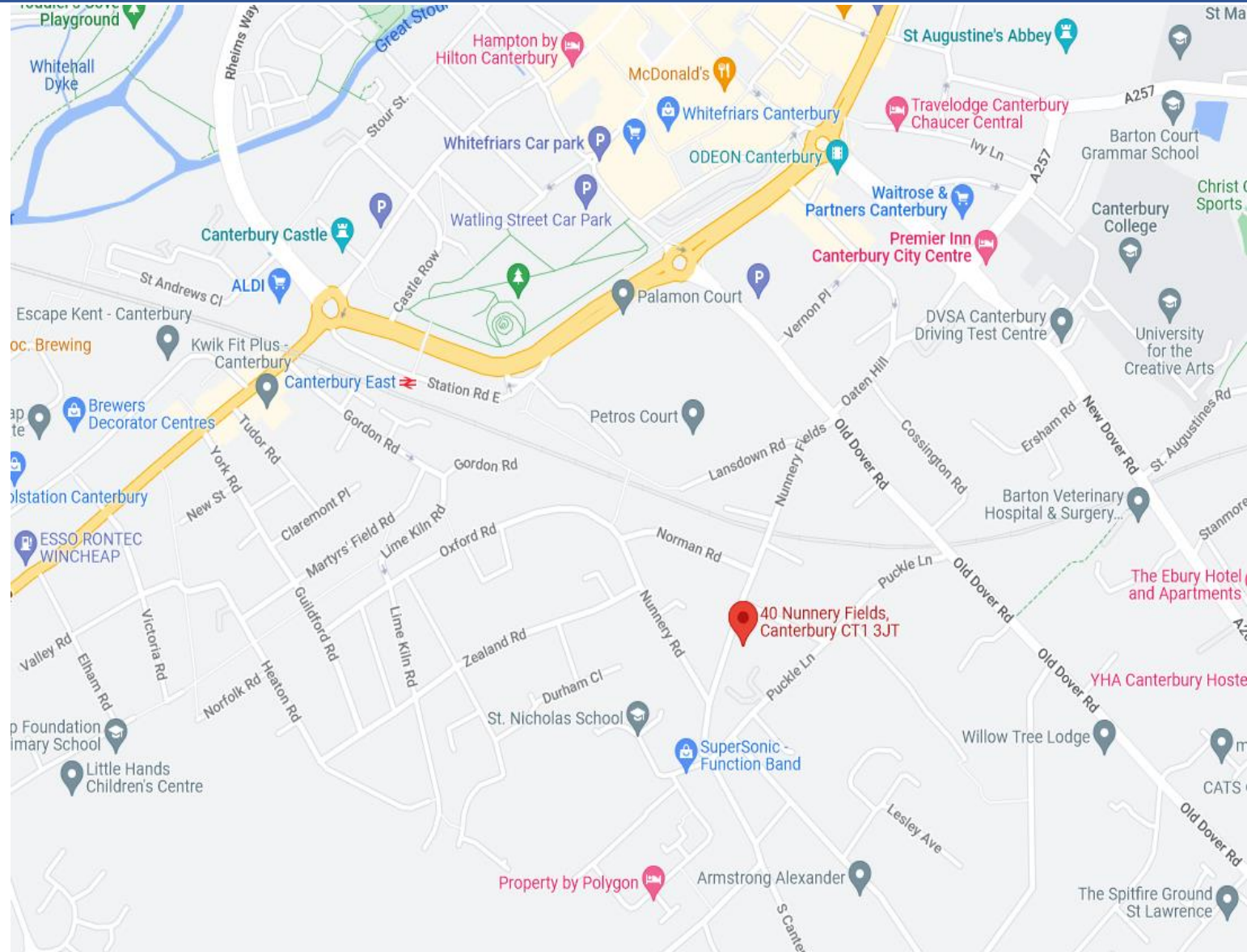
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### Location:

Canterbury is a popular tourist destination: consistently one of the most-visited cities in the UK. The property is a 9-minute walk from Canterbury East train station. Canterbury is in east Kent, about 55 miles (89 km) east-southeast of London. The coastal towns of Herne Bay and Whitstable are 6 miles (10 km) to the north, and Faversham is 8 miles (13 km) to the northwest. Nearby villages include Rough Common, Sturry and Tyler Hill.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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