



CHRISTOPHER HODGSON

Canterbury

6 Castle Street, Canterbury, Kent, CT1 2QF

Freehold

A unique and exciting opportunity to acquire a Grade II Listed freehold building in a prime central position within the Old City walls, where it enjoys a prominent trading position with high footfall.

Being sold with vacant possession, this substantial three-storey commercial premises with traditional shop front comprises a large open-plan retail/office area with kitchenette to the ground floor, and the first and second floors are occupied by three separate offices, a large storage room and a cloakroom.

Outside, there is a small courtyard which incorporates a brick-built store with WC.

The building is thought suitable for a variety of businesses under use Class E. Interested parties are advised to make their own enquiries relating to planning matters via Canterbury City Council; www.canterbury.gov.uk/planning.

LOCATION Castle Street is ideally situated within the city walls, in the heart of Canterbury's historic city centre. The location is convenient for access to Canterbury West mainline railway station (0.6 miles) as well as Canterbury bus station (0.3 miles distant). Canterbury also offers a wealth of cultural and leisure amenities including the recently reconstructed Marlowe Theatre, bars, highly regarded restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Canterbury provides easy access to the A2/M2 and subsequent motorway network and the mainline railway stations offer fast and frequent services to London Victoria (approximately 95mins), and high speed links from Canterbury West to London St Pancras (approximately 56 mins).	ACCOMMODATION The accommodation and approximate measurements (taken at maximum points): GROUND FLOOR • Retail/Shop/Office 29'1" x 13'5" (8.86m x 4.09m) • Kitchen 7'3" x 5'10" (2.21m x 1.78m) • Store 8'2" x 7'3" (2.49m x 2.21m) • Cloakroom 3'2" x 2'11" (0.97m x 0.89m) FIRST FLOOR • Office 15'11" x 11'10" (4.85m x 3.61m) • Office 13'1" x 12'11" (3.99m x 3.94m) • Office 8'1" x 5'4" (2.46m x 1.63m)	SECOND FLOOR • Storage 16'11" x 15'9" (5.16m x 4.80m) • Cloakroom 11'1" x 8' (3.38m x 2.44m) OUTSIDE • Store • Cloakroom BUSINESS RATES According to the Valuation Office Agency website the property's current description is 'Shop and Premises' and the Rateable Value is currently £14,500. For more information please visit GOV.UK
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS

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ENERGY PERFORMANCE CERTIFICATE

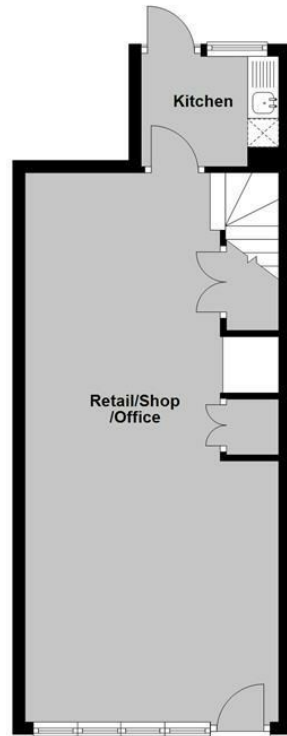
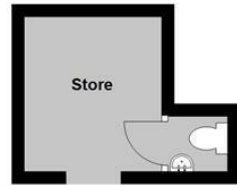
Rating 114 (E)

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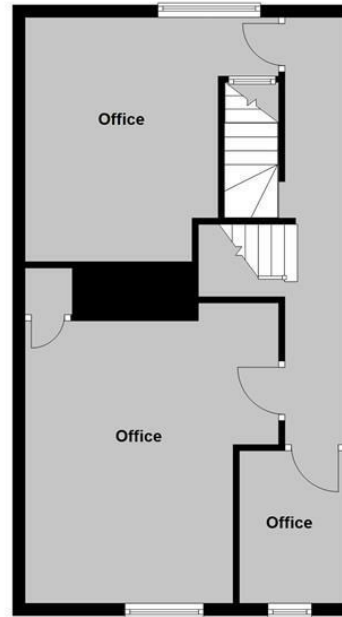
Ground Floor

Main area: approx. 40.5 sq. metres (436.2 sq. feet)
Plus outbuildings, approx. 6.5 sq. metres (70.0 sq. feet)



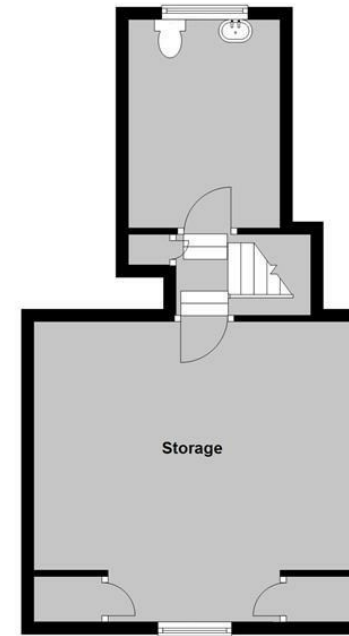
First Floor

Approx. 47.7 sq. metres (513.1 sq. feet)



Second Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



Main area: Approx. 125.2 sq. metres (1347.6 sq. feet)
Plus outbuildings, approx. 6.5 sq. metres (70.0 sq. feet)



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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe