

01227 788088

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4 Palace Street, Canterbury, Kent CT1 2DY



**SHOP WITH UPPER FLOORS IN POPULAR TRADING POSITION
FOR SALE OR TO LET — 113.33 m² (1,220 ft²) (APPROX NET INTERNAL AREA)**

FEATURES

- Popular city centre trading position
- Attractive grade II listed building
- Close to Canterbury Cathedral and other popular tourist attractions
- Busy footfall location



LOCATION

The property is situated fronting Palace Street in a busy trading position within 200m of the prime retail area in the High Street and the main entrance to the Cathedral in the Buttermarket.

Palace Street is one of the main pedestrian routes from the coach park at Kingsmead into the City. It also connects to Northgate, the ring road and Sturry Road (A28).

DESCRIPTION

The property comprises a Grade II listed mid-terrace building arranged over basement, ground, first and second floors.

There is an attractive sales area on the ground floor whilst the first floor is also suitable for further retail sales. The basement and second floor provide additional storage.

The property has been extended over time and now includes a kitchen/staff room to the rear and separate WC on the ground floor. The property has attractive wooden framed double display windows with an inset pedestrian door.

ACCOMMODATION

The property has the following approximate net internal areas:

Area	Description	Ft ²	M ²
Ground Floor	Sales Area	430	39.95
Ground Floor	Kitchen	70	6.50
First Floor	Retail/storage	270	25.08
Second Floor	Storage	315	29.26
Basement	Storage	135	12.54
Total		1,220	113.33

TERMS

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed at a rent of **£25,000** per annum exclusive.

Alternatively, a sale of the freehold interest would be considered at a price of **£450,000**.

VAT will not be charged.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable. Any change of use will also be subject to Landlords' consent.

Legal Costs

Each party is to be responsible for their own legal costs.

Business Rates

According to the Valuation Office Agency website the property's description is "shop and premises" and the rateable value is £11,000. For information regarding business rates please visit Gov.uk.

EPC

The property has an energy performance rating of C-58. Further details are available on request.

Viewing

Via Sole Agents Caxtons **01227 788088**

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