

BRIDGE, CANTERBURY

HIGH STREET, CT4 5JZ

SELF CONTAINED OFFICE BUILDING TO BE LET



SITUATION

The property is found on the main High Street running through the village of Bridge, and approximately 10 minutes from Canterbury City Centre.

The High Street connects with the A2 dual carriageway and in turn the M2/A299 Thanet Way, providing good access to the County and beyond. Within the village there is a regular bus route into Canterbury and a Post Office. There is car parking outside the office and in side streets for staff and customers.

DESCRIPTION

The unit comprises a mid-terrace property arranged over ground, first and second floors. The ground floor is predominately open plan with a WC and bathroom to the rear of the property. The first floor comprises two office rooms, and the third open plan currently used for storage. All floors have natural light.

The property has the following approximate dimensions:

Ground Floor	23.9 sq.m	257 sq.ft
First Floor	27.0 sq.m	291 sq.ft
Second Floor	15.1 sq.m	162 sq.ft
Total	66.0 sq.m	710 sq.ft

TERMS

The unit is to be let on a new lease for a term of years to be agreed, on Full Repairing & Insuring covenants, outside the Landlord and Tenant Act.

RENT

We are quoting a rental of **£10,500 per annum exclusive**, subject to contract.

RENT DEPOSIT

A rental deposit will be required, amount dependant on trading history and references.

RATING

We understand the property has a rateable value of £6,800 in the 2017 rating list. *Note: Prospective tenants are advised to make their own enquiries of Canterbury City Council on 01227 862000*

FEES

The ingoing tenant is to be responsible for both parties legal costs incurred in this transaction.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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Note

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