

Property Particulars

CANTERBURY

13 ST. PETERS STREET, CT1 2AT

SHOP AND UPPER PART TO LET



ENERGY PERFORMANCE
ASSET RATING: **119**

SITUATION

The property is situated in the heart of the City of Canterbury within a short distance of the Westgate Towers and the new Marlowe Theatre. Long stay cars parks are within walking distance as is Canterbury West railway station with Javelin high speed train services to London – 55 minutes.

DESCRIPTION

The property comprises of ground floor shop with one upper floor above. The approximate dimensions are as follows:-

External frontage	4.74 m	15' 06"
Internal width	4.05 m	13' 03"
Depth	9.71 m	31' 09"

Ground Floor

Retail sales	37.56 sq m	404 sq ft
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First floor

Storeroom	22.23 sq m	239 sq ft
Kitchen	9.79 sq m	105 sq ft
Toilet		

LEASE

The premises are to be let on a new FRI lease for a term of years to be agreed.

USER

We are advised the property is within Class A1 (Retail) of the Town and Country Planning (Use Classes) Order 1987.

LEGAL FEES

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

TERMS

We are instructed to offer this unit at a rental of **£22,000 (TWENTY TWO THOUSAND POUNDS) per annum exclusive**, subject to contract

RATING

Rateable Value £20,000

Note: Interested parties are advised to make their own enquiries of the rating department of Canterbury City Council on 01227 862000

VALUE ADDED TAX

VAT will be charged if applicable

LEGAL FEES

Both parties to pay their own legal fees incurred in the transaction.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: ian@clarkecrittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement