

01227 788088

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6 Castle Street, Canterbury, Kent, CT1 2QF



CITY CENTRE A1/A2 PROPERTY WITH OFFICES – TO LET

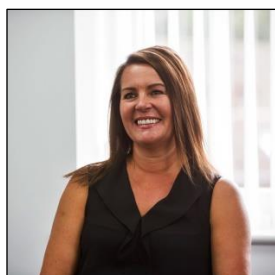
FEATURES

- Close to City centre.
- Good mix of professional and retail occupiers.
- Suitable for A1 and A2 uses.

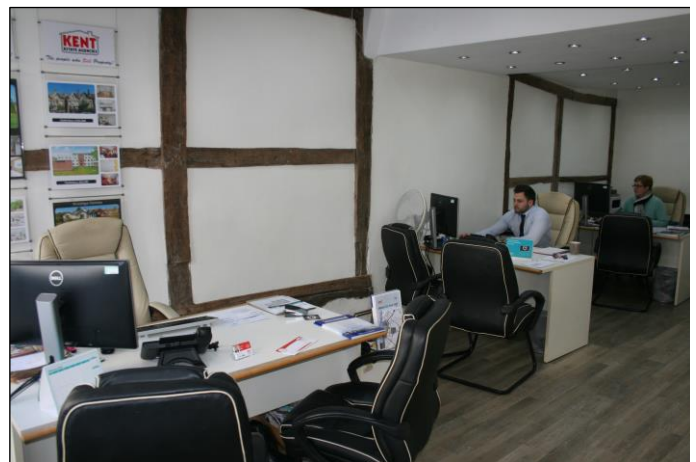
CONTACT



Vaughan Hughes
01227 207088
vhughes@caxtons.com



Beverley Smallman
01227 788088
bsmallman@caxtons.com



VIEW OF GROUND FLOOR SALES AREA

LOCATION

The property is situated in the business heart of the City close to the prime retail area, Whitefriars Shopping Centre and bus station. There are numerous professional firms, specialist retailers and cafes within the vicinity.

The property is also well located for several public car parks with Canterbury East Main Line Station and ring road being within 800m. The A2 is also readily accessible with north and southbound junctions being within 4 km.

DESCRIPTION

The property comprises an attractive Grade II listed mid-terraced three storey building fronting onto Castle Street.

The ground floor is currently used as an estate agency but would also suit an A1 retail use or other professional A2 uses. The first floor comprises three separate offices whilst there is a further room on the second floor which could be used for further offices or storage, although there is restricted headroom in places.

The building has a WC and kitchenette facilities.

ACCOMMODATION

The property comprises the following approximate net internal areas:

Area	Description	Ft ²	M ²
Ground	Retail	400	37.2
Ground	Kitchenette	40	3.7
First	Offices x3	340	31.6
Second	Office/storage	365	33.9
Second	WC	75	7.0

TERMS

The property is available to let on full repairing and insuring terms for 3 years at a rent of £15,000 per annum exclusive of all other outgoings. VAT is payable on the rent.

NOTE: Our client would wish to retain part of the display window and agree occasional access to an office for meeting purposes.

Planning

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

Legal Costs

The incoming tenant will be responsible for both parties legal costs.

Business Rates

According to the Valuation Office Agency website the property's description is "shop and premises " and the rateable value is £16,250.

EPC

To be assessed.

Viewing

Strictly by prior appointment with Caxtons:

Vaughan Hughes BSc MRICS

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vhughes@caxtons.com

Beverley Smallman MNAEA (Comm)

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bsmallman@caxtons.com



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Where applicable all figures quoted are exclusive of VAT.

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