

01227 788088

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**First & Second Floor Offices, 27-28 Burgate,  
Canterbury, Kent. CT1 2HA**



**FIRST & SECOND FLOOR OFFICES 1,064 ft (98.8 m<sup>2</sup>)  
TO LET**

**FEATURES**

- Central Location
- Self contained
- Views of Canterbury Cathedral & grounds
- Walking distance to public transport

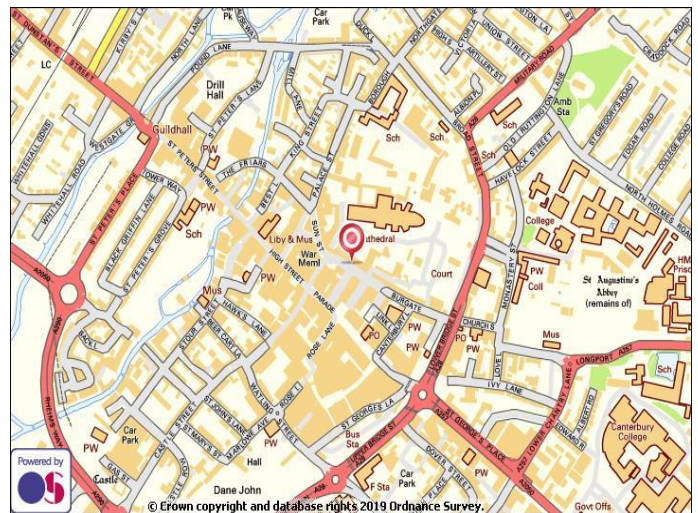
**CONTACT**



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## LOCATION

The property is situated on Burgate opposite Butchery Lane and overlooks Canterbury Cathedral to the rear.

Canterbury is a historic Cathedral City with a primary catchment population in east Kent of 400,000. In addition, there are approximately 4.2 million visitors and tourists to the district annually.

Burgate is particularly popular as it leads to the main entrance of Canterbury Cathedral. Occupiers in the vicinity include various retailers, coffee shops and eateries.

## DESCRIPTION

The property comprises first and second floor offices and is Grade II Listed. The office has its own entrance at the front of the building. There is a kitchen and male and female WC's on the second floor. To the rear of the office there are beautiful views overlooking Canterbury Cathedral and its grounds. The office comprise six individual offices.

## ACCOMMODATION

The property comprises the following approximate net internal areas:

| Description                     | M <sup>2</sup> | Ft <sup>2</sup> |
|---------------------------------|----------------|-----------------|
| First Floor Offices             | 53.37          | 547.48          |
| Second Offices                  | 45.44          | 489.12          |
| Second Floor Kitchen Area       |                |                 |
| Second Floor Male & Female WC's |                |                 |
| <b>Total Offices</b>            | <b>98.81</b>   | <b>1063.60</b>  |

## TERMS

### Lease and Rent

The property is available to let on a new IRI lease for a term to be agreed at a rent of **£18,000** per annum exclusive.

### Service Charge

The Landlord maintains the exterior of the property which is subject to a service charge.

### Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

### Legal Costs

The ingoing tenant is to be responsible for both parties legal fees.

### Business Rates

According to the Valuation Office Agency website the Rateable Value is £ TBA. The Uniform Business Rate for the year 5 April 2018/2019 is 48p in the £. Certain reductions may be available. For a guide to business rates payable please see [www.voa.gov.uk](http://www.voa.gov.uk).

### EPC

To be assessed.

### Viewing

Via Sole Agents 01227 788088

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