

01227 788088

www.caxtons.com

6 Palace Street, Canterbury, Kent CT1 2DY



**RETAIL PREMISES 65.5 m² (706 ft²)
TO LET**

FEATURES

- Central Retail Location
- Close to Canterbury Cathedral along The King's Mile
- Grade II Listed Building
- Good double frontage display window

CONTACT



Vaughan Hughes
01227 207088
vhughes@caxtons.com



Beverley Smallman
01227 207100
bsmallman@caxtons.com



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 connects with Sun Street, Guildhall Street and Orange Street and is a popular location with retailers and restaurateurs.

DESCRIPTION

The property comprises an end of terrace retail unit and is arranged over ground floor and basement. The shop is mostly rectangular and there a staffroom with WC and kitchen area to the rear.

The property is Grade II listed and within the Canterbury Conservation Area.

ACCOMMODATION

The property comprises the following approximate net internal areas:-

Description	M ²	Ft ²
Sales Area	38.24	413
Staff Room (including kitchen area & WC)	9.74	105
Basement	17.45	188
Total	65.6	706

TERMS

Lease and Rent

The property is available to let on a new FRI lease for a term to be agreed at a rent of **£22,500** per annum exclusive.

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

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

Business Rates

According to the Valuation Office Agency website the properties description is "Shop & Premises" with a Rateable Value £ TBA. The Uniform Business Rate for the year 1 April 2019/2020 is 48 in the £. Certain reductions may be available. For a guide to business rates please see <https://www.gov.uk/introduction-to-business-rates..>

EPC

Energy Performance Asset Rating D84.

Viewing

Via Sole Agents: **CAXTONS** **01227 788088**

Vaughan Hughes BSc MRICS - vhughes@caxtons.com
Beverley Smallman MNAEA (Comm) - bsmallman@caxtons.com



Notice

-Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that;

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract.
 2. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
 3. No Person in the employment of Caxtons has any authority to make or give representation or warranty whatsoever in relation to this property.
 4. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- Where applicable all figures quoted are exclusive of VAT.

CAXTONS COMMERCIAL LIMITED Chartered Surveyors and Property Consultants. Registered office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent, DA121BG. Registered Number: 2492795