

01227 788088

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28 - 30 St Peters Street, Canterbury, Kent CT1 2BQ



**TO LET – PROMINENT GROUND FLOOR RETAIL/RESTAURANT UNIT
295.6m² (3,180ft²)**

FEATURES

- Prominent City Centre Location
- Large Display Frontage
- Potential for Outdoor Pavement Seating (subject to separate licence)
- Shell Condition for Specific Tenant Fit Out

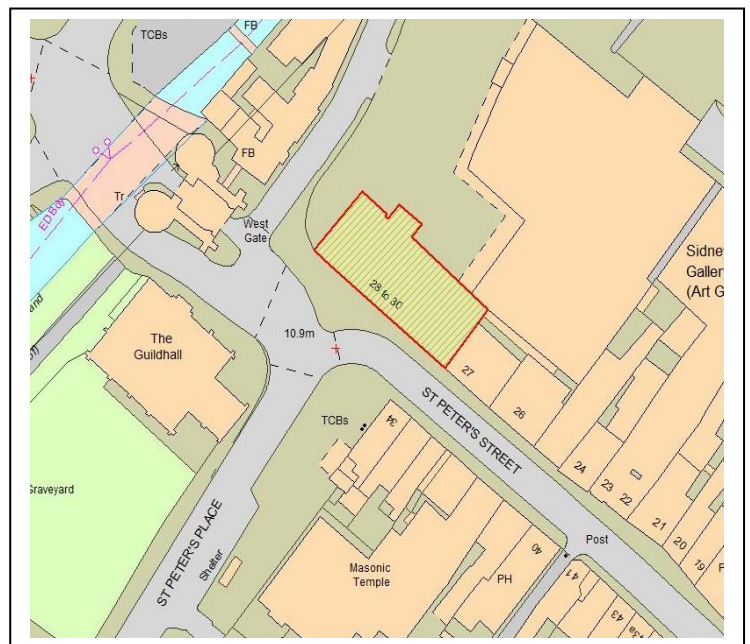
CONTACT



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LOCATION

The property is located in a prominent trading position at the bottom of St Peters Street, being an extension of Canterbury's busy High Street and overlooking the historic Westgate Tower.

It is in a convenient position for various amenities and within walking distance of several city car parks, St Dunstons and both Canterbury West and East mainline railway stations, which offer regular services to central London with minimum journey times of approximately 51 minutes.

According to Visit Kent's annual survey Canterbury had 7.8m visitors in 2017 with a total visitor spend of approximately £392m.

DESCRIPTION

The property will provide new ground floor commercial space left in 'developers shell' condition to enable a tenant to undertake their required fit out.

The property benefits from a large and prominent frontage that would offer scope for outdoor seating by way of a separate licence from Canterbury City Council. The tenant is to make their own enquiries.

ACCOMMODATION

The property comprises the following approximate net internal area:

Description	M ²	Ft ²
Sales Area and Stores	295.6	3,180

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 **£150,000** per annum exclusive. The quoted rent is exclusive of VAT.

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

The rateable value has yet to be determined. All enquiries should be made to Canterbury City Council.

EPC

To be assessed.

Viewing

Via Joint Letting Agents: **CAXTONS** **01227 788088**

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

Or: **BTF Partnership** **01227 763663**



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