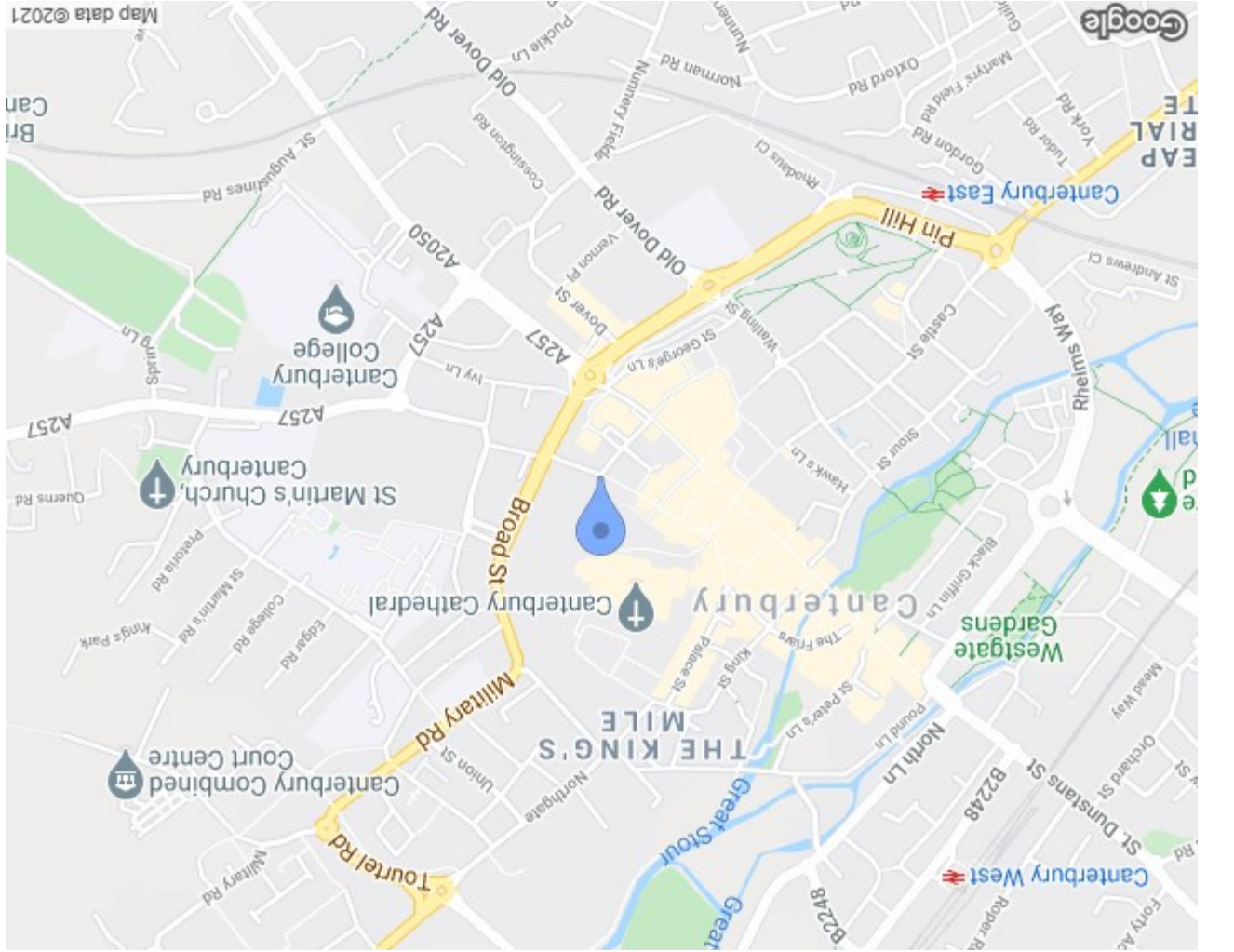


www.milesandbarr.co.uk/referral-fee-disclosure
 In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



Commercial@milesandbarr.co.uk

Discovery Park, Innovation House Invitation Way, Sandwich, Kent, CT13 9FF



Inc. PearsonGore

COMMERCIAL 69 BURGATE
CANTERBURY

£630,000

- Investment Opportunity
- Great Location
- Fully Tenanted
- Two Retail Shops & Two Flats

ABOUT

INVESTMENT OPPORTUNITY INSIDE THE CITY WALLS OF CANTERBURY

Miles & Barr Commercial are delighted to market this turn-key investment that is fully tenanted in a great location. The property entails two retail shops on the ground-floor along with two residential flats above.

Retail unit 1 (69 Burgate) is currently trading as a barber shop, and a new lease extension is in the process for ten years from Q2 2021.

Retail unit 2 (1 Burgate Lane) is currently trading as a convenience store.

Residential flat 1 & Residential flat 2 are tenanted on AST's through our Residential Lettings branch in Canterbury.

The building is generating £39,000 per annum at 6.2% gross yield.

LOCATION

LOCAL AREA

The property is situated within the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

SPORTING AND CULTURAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

DESCRIPTION

Flat 1 - Kitchen

Flat 1 - Lounge/Diner 21'0" x 10'7" (6.41 x 3.25)

Flat 1 - Bedroom 1 11'4" x 9'10" (3.46 x 3.01)

Flat 1 - Bedroom 2 11'1" x 5'4" (3.38 x 1.63)

Flat 1 - Bathroom

Flat 2 - Kitchen

Flat 2 - Lounge/Diner 13'5" x 9'9" (4.11 x 2.99)

Flat 2 - Bedroom 1 17'1" x 9'8" (5.22 x 2.97)

Flat 2 - Bedroom 2 12'0" x 8'2" (3.66 x 2.5)

Flat 2 - Bathroom

