

01227 788088

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**16 Burgate, Canterbury, Kent CT1 2HG**



**Attractive retail property in central position 91.31 m<sup>2</sup> (984 ft<sup>2</sup>)  
TO LET**

### FEATURES

- 1 Parking Space
- Modern shop fit out
- Central Location
- Double frontage display window

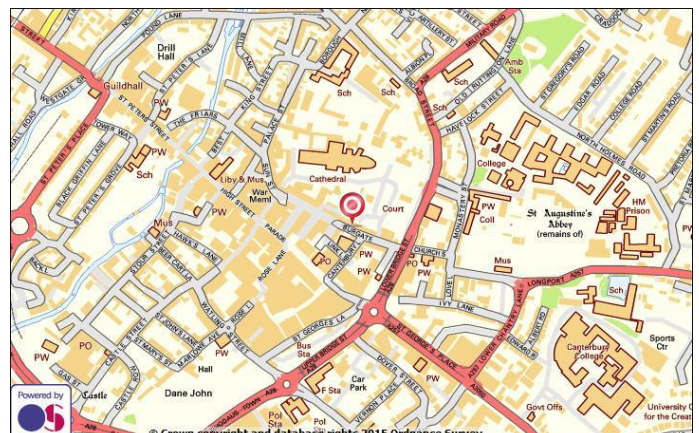
### CONTACT



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## LOCATION

The property is located along Burgate, a short walk from the main pedestrian entrance to Canterbury Cathedral. This very central location enjoys good pedestrian footfall throughout the day. Nearby occupiers are mostly small independents, however there are some national occupiers close by which include JD Wetherspoons, Demelza, Moss Boss, Rymans and Debenhams.

## DESCRIPTION

The property is Grade II Listed and is a mostly rectangular, open plan commercial unit in a central position along the historic street of Burgate. The property has been occupied by Bang and Olufsen for nearly the past two decades and more recently by Jeeves and Johnson Emporium. The property is laid out as a showroom/retail area to the front, with a stud partitioned wall creating a small office/kitchenette/store area to the rear, where there is also a WC with hand basin and rear access to the building, where a single parking is available for this shop. The unit contains a suspended ceiling with inset spot lights and boarded walls.

## ACCOMMODATION

The property comprises the following approximate net internal areas:

Description	M <sup>2</sup>	Ft <sup>2</sup>
Sales Area	77.42	834
Storage	13.89	150
WC		
1 parking space to the rear	91.31	984

## TERMS

### Lease and Rent

The property is available to let on a new internal repairing and insuring lease for a term to be agreed at a rent of **£27,000** 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 incoming tenant is responsible for both parties legal fees.

### Business Rates

According to the Valuation Office Agency website the Rateable Value is £25,000. The Uniform Business Rate for the year 5 April 2019/2020 is 48p in the £. Certain reductions may be available.

For a guide to business rates please see <https://www.gov.uk>

### EPC

TBC.

### Viewing

Via Sole Agents Caxtons 01227 788088.

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