

01227 788088

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**32 Palace Street, Canterbury, Kent CT1 2DZ**



**LOCK UP RETAIL SHOP 40.9 m<sup>2</sup> (440 ft<sup>2</sup>)  
TO LET**

### FEATURES

- Grade II Listed
- Good secondary trading area
- Kings Mile location
- Newly refurbished

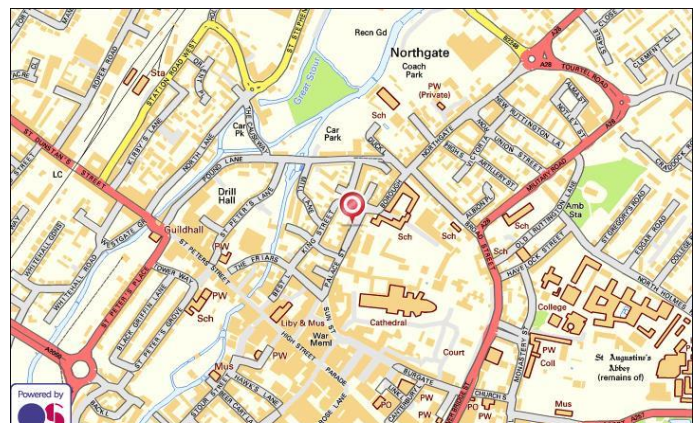
### CONTACT



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## LOCATION

The property is located in Canterbury, a cathedral city in east Kent. It is situated in the heart of the city centre on Palace Street, a busy secondary shopping street approximately 265 metres north of the Buttermarket and the entrance to the Cathedral and 350 metres from the Parade the city's prime pedestrianised shopping area. Other properties along the street are occupied by local independent traders such as Kashmir Tandoori, Herringbone Kitchens, Korean Cowgirl, Rohan, Dayani, The Kings School Shop and Kings Mile Express Convenience Store, as well as a number of cafes and restaurants.

## DESCRIPTION

The property comprises a newly refurbished shop, mostly square in shape and a good display window. There is a new kitchen, storage and WC facilities.

## ACCOMMODATION

The property comprises the following approximate net internal areas:-

Description	M <sup>2</sup>	Ft <sup>2</sup>
Sales Area	33.19	357
Kitchen	4.25	46
Storage	3.47	37
WC		
	<b>40.9</b>	<b>440</b>

## 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 **£13,500** 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 to be responsible for both parties legal fees.

### Business Rates

According to the Valuation Office Agency website the property's description is "Shop & Premises" and the Rateable Value is £10,500. For information regarding business rates please visit Gov.uk..

### EPC

To be advised.

### Viewing

Via Sole Agents Caxtons – 01227 788088

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