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60 St Peter's Street, Canterbury, Kent CT1 2BE



TO LET – CITY CENTRE SHOP WITH LIVING ACCOMMODATION IN BUSY TOURIST LOCATION

FEATURES

- Prime city centre position
- Includes two bedroom maisonette
- Busy tourist area

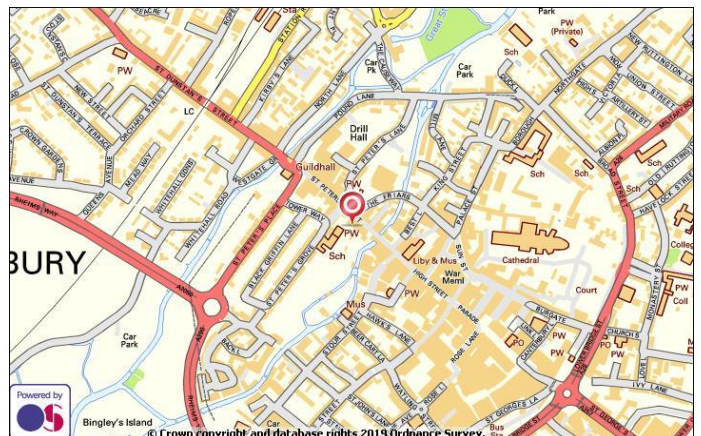
CONTACT



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LOCATION

The property is situated fronting St Peter's Street, a busy pedestrianised area being a continuation of the High Street and St George's Street, the prime retail area leading to the Westgate Towers.

St Peter's Street is a popular tourist area with numerous restaurants, cafes and shops in the immediate area. It is also the main access from the city centre to Canterbury West Station and the University of Kent.

There are several public car parks nearby and the Marlowe Theatre is within 200m.

DESCRIPTION

The property comprises an attractive Grade 2 listed three storey terraced building in a very busy and popular location in Canterbury city centre.

On the ground floor is a retail unit with an attractive period glazed display frontage to St Peter's Street. To the rear is a further room suitable for office use or storage.

On the upper floors is a maisonette with lounge and fitted kitchen on the first floor and on the second floor two bedrooms, one with an en-suite WC, and a shower room.

ACCOMMODATION

The property comprises the following accommodation with approximate net internal areas where stated:

| Description | M ² | Ft ² |
|---------------------------------------|----------------|-----------------|
| Ground - retail area | 19.11 | 205 |
| Ground - rear office/storage | 12.53 | 135 |
| First – lounge and fitted kitchen | - | - |
| Second – two bedrooms and shower room | - | - |

NB: The property is not suitable for A3, A4 or A5 uses.

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 **£23,000** per annum exclusive. VAT will not be charged.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable. Any change of use will also be subject to Landlord's consent.

Legal Costs

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

Business Rates

According to the Valuation Office Agency website the property's description is "shop and premises" and has a rateable value of £14,500. The maisonette falls within Council Tax Band A.

EPC

To be assessed.

Viewing

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

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