

01227 788088

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19 Wincheap, Canterbury, Kent CT1 3TB



RETAIL PREMISES
1,557ft² (144.7m²)
FOR SALE / TO LET

FEATURES

- Good visible location
- Double fronted display window
- Parking to the rear
- May divide into two shops

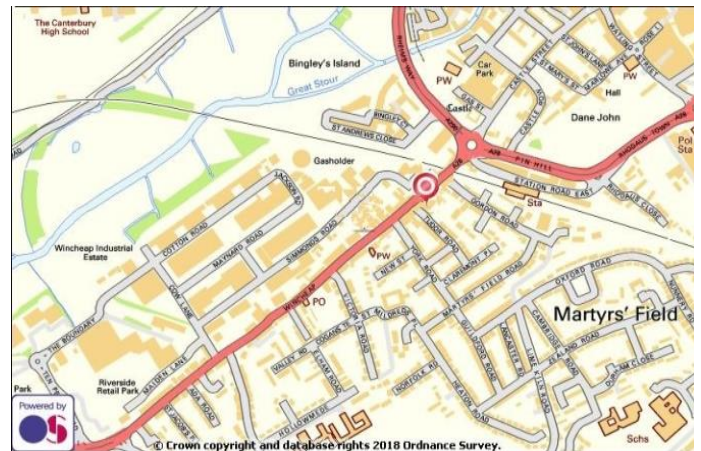
CONTACT



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LOCATION

The property is situated fronting Wincheap (A28), the main road between the City of Canterbury and Ashford. Wincheap is a busy thoroughfare leading to several retail developments and a southbound access to the A2 (1 mile), northbound 2½ miles. The ring road, Canterbury East Main Line Station and Canterbury City Centre are readily accessible being 150, 300 and 800m distance respectively.

DESCRIPTION

The premises is a ground floor double fronted retail premises situated in the busy location of Wincheap. The premises is mostly open plan with storage, kitchen area and WC. The property also benefits from parking at the rear for a total of six cars (three per shop).

The premises is available as a whole unit, however the Landlord may consider splitting the unit into two separate units.

ACCOMMODATION

The property comprises the following approximate net internal areas:-

Area	Description	Ft ²	M ²
Ground Floor	Sales Area	1151	106.96
Ground Floor	Storage incl kitchenette & WC	311	28.93
If split into two units:-			
Left Hand Shop	Sales Area	595	55.20
	Storage incl kitchenette & WC	212	19.66
Right Hand Shop	Sales Area	586	54.48
	Storage incl kitchenette & WC	153	14.21

TERMS

Price

The shop is available to purchase for offers in the region of £470,000 plus VAT.

Rent

The shop is available to let on full repairing and insuring terms at an initial rent of £35,000 per annum exclusive of all other outgoings. If the shops are rented individually the rent will be £18,500 per annum per unit plus service charge. The rent is subject to 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

According to the Valuation Office Agency website the property's description is "Shop & Premises" and the Rateable Value is £18,250. For information regarding business rates please visit www.gov.uk.

EPC

TBA.

Viewing - Via Sole Agents Caxtons 01227 788088.

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