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**2 St James House, 78 Castle Street,
Canterbury, Kent CT1 2QD**



CITY CENTRE RETAIL/SHOWROOM PREMISES TO LET

194.06m² (2,090 ft²)

FEATURES

- Attractive frontage to Castle Street
- Open plan layout ideal for a range of retail and showroom uses
- Good decorative order with air conditioning and modern lighting
- Allocated secure parking

CONTACT



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LOCATION

The property is situated in the business heart of the City close to the prime retail area, Whitefriars Shopping Centre and bus station. There are numerous professional firms, specialist retailers and cafes within the vicinity.

The property is also well located for several public car parks with Canterbury East Main Line Station and ring road being within 800m. The A2 is also readily accessible with north and southbound junctions being within 4 km.

DESCRIPTION

The property forms part of the prestigious St James House development in Castle Street.

There are two arched display windows and a feature double door entrance which leads into a mainly open plan retail area which extends in full length to the rear of the property. To the rear is a store room/office with separate staff WC and kitchenette facilities.

The retail area is well fitted and is in excellent decorative order throughout with a painted wooden floor, modern ceiling mounted and spot lighting and is air conditioned.

To the rear of the property there are two allocated secure car parking spaces.

ACCOMMODATION

The property comprises the following approximate net internal areas:

Description	M ²	Ft ²
Mainly open plan retail space	151.33	1,630
Rear store/office	42.73	460
Kitchenette and WC's		
	194.06	2,090

TERMS

Lease and Rent

The property is available to let on a new FRI lease for a term to be agreed at a rent of **£43,000** per annum exclusive.

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 would also be subject to Landlords consent.

Legal Costs

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

Business Rates

According to the Valuation Office Agency website, the properties description is "Shop and Premises" and has a rateable value of £37,500. The UBR for the year 1 April 2019/2020 is 50.4p in the £ and 49.1p in the £ for small businesses. For a guide to business rates please go to www.gov.uk

EPC

To be confirmed.

Viewing

Via Sole Agents Caxtons 01227 788088

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