



**32a St. Margarets Street  
Canterbury  
Kent  
CT1 2TG**

**CITY CENTRE INVESTMENT PROPERTY**

**LET AT £33,125 PER ANNUM**

**FOR SALE**

Offices at Gravesend, Gillingham, Maidstone and Canterbury

- ▶ Attractive property in the heart of Canterbury city centre
- ▶ Strong pitch located amongst a variety of national retailers
- ▶ Well let to Countrywide Estate Agents Limited t/a Bairstow Eves at a rent of £33,125 per annum
- ▶ Lease expires August 2029



### Location

The property occupies a good retail pitch within the pedestrianised section of St Margaret's Street in the heart of the city centre.

Other occupiers in the immediate vicinity include the newly opened Hilton Hotel, HMV, Hotel Chocolate, The Cosy Club, L'Occitane, the Cotswold Company and numerous other well know national retailers.

### Description

The property comprises an attractive Grade II Listed mid-terrace building, probably dating from the 17th Century, and arranged over ground and two upper floors. There is also a basement.

The property is currently used as an estate agents office by Countrywide Estate Agents, trading as Bairstow Eve.

Internally, the building is arranged with a ground floor sales area and a separate small office to the rear. At first floor there are front offices, together with a kitchen and cloakroom. Second floor provides further offices, with areas of restricted headroom. There is also abasement nd externally, there is a small rear yard.

### Accomodation

The property provides the following:

	Description	SQ M	Sq Ft
Ground	Sales and office	35.95	387
First	Offices and kitchen	38.18	411
Second	Offices	40.59	437

NB: All stated areas are approximate and net internal

### Tenure

The property is let in its entirety to Countrywide Estate Agents Limited on a full repairing and insuring lease for a term of 5 years from the 16<sup>th</sup> August 2024 at a rent of £33,125 per annum exclusive. The lease includes a tenant only break clause in August 2027.

### Covenant

Countrywide Estate Agents Limited is one of the UK's largest property services groups with over 650 branches across the country.

To December 2024, Countrywide Estate Agents Limited posted an annual turnover of over £354m with net profits of £16.4m.

### Proposal

We are instructed to seek offers in the region of £490,000 which reflects a net yield of 6.4% after allowing for purchaser's costs.

### Legal Costs

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

### EPC

The property has a current and valid energy performance rating of D-85.

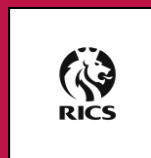
**NB:** The adjoining property, 32 St Margarets Street, is also available for purchase.



### Viewing

By appointment, please contact:

Vaughan Hughes  
07791 666629  
01227 788088  
vhughes@caxtons.com



Caxtons for themselves and for vendors or lessors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessors, and do not constitute, nor constitute part of, an offer or contract. 2. The reference to any plans, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. 3. No Person in the employment of Caxtons has any authority to make or give representation or warranty whatsoever in relation to this property. 4. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of such items. Where applicable all figures quoted are exclusive of VAT. CAXTONS COMMERCIAL LIMITED Chartered Surveyors and Property Consultants. Registered office: James Pilcher House, 49/50 Windmill Street, Gravesend, Kent, DA121BG. Registered Number: 2492795