

CITY CENTRE RETAIL BUILDING



**11 St. Peters Street,
Canterbury,
Kent,
CT1 2AT**

**PROMINENT CITY CENTRE PROPERTY WITH
SALES AND STORAGE ACCOMMODATION
OVER THREE FLOORS**

TO LET

- ▶ Pedestrianised city centre location
- ▶ Busy and popular tourist area
- ▶ Good display frontage to St. Peters Street and The Friars



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 a prominent and attractive three storey retail building in the centre of Canterbury.

The ground floor provides a retail area with good display frontage to St Peters Street and The Friars.

Stairs lead to further retail/storage accommodation on the first floor, with WC facilities and further storage on the second floor.

Accommodation

The property comprises the following approximate net internal areas:

	Description	Sq M	Sq Ft
Ground	Sales	17.2	185
First	Sales/storage	15.8	170
Second	Storage	13.5	145

Tenure

The property is available to let on full repairing and insuring terms at an initial rent of £21,000 per annum exclusive of all other outgoings.

Rates

According to the Valuation Office Agency website the property's description is "shop and premises " and the rateable value is £11,500 rising to £13,000 with effect from April 2026.

Planning

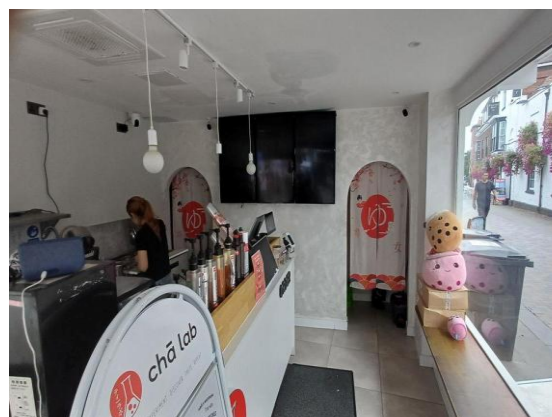
The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

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

EPC

To be assessed.



Viewing

By appointment, please contact:

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