

TO LET

**27 ST DUNSTAN'S STREET,
CANTERBURY, KENT
CT2 8BT**

smith
woolley
chartered surveyors



Situation

The property is located in the historic cathedral city of Canterbury which has an excellent commercial centre and is popular with tourists. The city is also a university hub and has a vibrant atmosphere. The property is situated to the north of the prime retail city centre, just outside the city wall in St Dunstan's Street. This area is popular due to its proximity to the mainline railway station at Station Road West. The area has an interesting and varied mix of commercial businesses including a Sainsbury Local store, The Fallstaff Hotel, Butchers, coffee shops, hairdressers, offices and charity shops.

43 Castle Hill Avenue • Folkestone • Kent CT20 2RB

www.smithwoolley.com 01303 226622 sales@smithwoolley.com

Description

The property comprises a three storey, period listed building forming part of a parade of mixed use commercial properties fronting St Dunstan's Street and adjoining the railway line. The main access door leads to a bright shop/showroom area which has a feature red brick fireplace and 2 front windows. Behind this is second room with access to a kitchen and WC facilities and a staircase to the upper 2 floors. There are 2 rooms (offices/stores) on the first floor and a further office/store and WC facilities on the second floor. The property has many period features such as beamed walls and ceilings, exposed red brick and flint walls and a fireplace. There is a garden area at the rear of the building.

The property may be suitable for a range of uses including retail/showroom, A2 professional services or offices uses, subject to planning. Interested applicants should contact Canterbury City Council to discuss their proposed use.

Accommodation

Area	Approx. sq. m.	Net sq. ft.	Internal
Ground Floor			
Retail Areas	38.5		414
Kitchen	4.55		49
First floor			
2 offices/stores	40.22		433
Second floor			
Office/store	10.27		111
Total	93.55		1,007

Plus WC facilities on the ground and third floors

Business Rates

Rateable Value	£10,500
UBR (2018/19)	49.9p

Interested parties are advised to confirm these figures with Canterbury City Council.

Terms

This property is available by way of new full repairing and insuring lease at a rent of **£14,000 per annum (plus VAT)**. Length of lease term negotiable. Deposit payable, further details on request.

Energy Performance Certificate

Full Energy Performance Certificate and Recommendation Report available upon request, this property has a current energy efficiency rating of 85 (Band D).

Legal Costs

Incoming tenant will make a contribution towards the Landlord's legal costs. Further information available on request.

Viewings

Strictly by appointment through these offices.

For Further Information Please Contact

Siobhan Wood

siobhan.wood@smithwoolley.com

01233 640800

Philip Clapham

Philip.clapham@smithwoolley.com

01303 226622

www.smithwoolley.com 2181/April 2020

VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

(This firm operates a Complaints Handling Procedure, details of which are available upon request).

