

**RARELY AVAILABLE CITY CENTRE RETAIL
BUILDING**



**58 Palace Street,
Canterbury,
Kent,
CT1 2DY**

**ATTRACTIVE GRADE II LISTED THREE STOREY
MID TERRACED BUILDING IN THE CENTRE OF
CANTERBURY**

TO LET

- ▶ Rarely available grade II listed three storey retail building.
- ▶ Good display frontage to Palace Street
- ▶ Useful upper floors
- ▶ Close to Canterbury Cathedral, the Marlowe Theatre and the historic King's Mile with good passing footfall



Location

The property is situated in a popular position fronting Palace Street in a busy trading location within 200m of the prime retail area in the High Street and the main entrance to the Cathedral in the Buttermarket.

Palace Street connects with Sun Street, Guildhall Street and Orange Street and is a popular location with specialist retailers and restaurateurs.

Description

The property comprises an attractive and rarely available three storey grade II listed retail building fronting Palace Street in the heart of Canterbury.

The accommodation on the ground floor provides well fitted characterful sales/showroom space with a front retail area with double fronted display with set back entrance door to Palace Street. A mid sales area leads through to the rear sales which also includes a WC and kitchen.

The first floor comprises front and rear retail/showrooms with the second floor providing storage in three rooms and a bathroom.

There is a cellar (not inspected) and a separate secure rear store.

Accommodation

The property has the following approximate net internal areas:

	Description	Sq M	Sq Ft
Ground	Retail/showroom	76.2	820
First	Retail/showroom	32.5	350
Second	Storage	41.8	450
External	Store	15.8	170

Tenure

The property is available to let on full repairing and insuring terms at an initial rent of £25,000 per annum exclusive of all other outgoings.

VAT will not be charged.

Rates

According to the Valuation Office Agency website the property's description is "shop and premises" and the rateable value is £27,500, rising to £33,000 with effect from the 1st of 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

The property has an energy performance rating of C60.



Viewing

By appointment, please contact:

Vaughan Hughes
07791 666629
01227 788088
vhughes@caxtons.com

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