



CHRISTOPHER HODGSON

Canterbury

16 Orange Street, Canterbury, Kent, CT1 2JA

A rare and exciting opportunity to acquire a former salon premises arranged over three floors in a prime central position within the Old City walls, where it enjoys a busy trading position with high footfall. Canterbury's bustling High Street is moments away includes a variety of both independent and national retailers, and within easy reach of Canterbury West mainline railway station (0.5 miles) as well as Canterbury bus station (0.3 miles).

The premises extends in total to approximately 4647 sq ft (431 sq m) and comprises of two large retail areas including 122m2 to the ground floor (of which 53.39m2 Zone A) and 134.14m2 to the first floor. In addition there are two kitchen areas, both staff and customer toilet facilities, storage rooms, offices and a courtyard garden.

The property is offered to let with vacant possession under repairing and insuring obligations and is suitable for retail/professional service commercial uses (under Use Class E - Commercial, Business & Service).

LOCATION

Orange Street is a highly desirable street within the heart of the Old City walls and within close proximity of Canterbury Cathedral, which forms part of a World Heritage Site. The location is convenient for access to Canterbury West mainline railway station (0.5 miles) as well as Canterbury bus station (0.3 miles). Canterbury also offers a wealth of cultural and leisure amenities including the Marlowe Theatre, bars, highly regarded restaurants and a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Canterbury provides easy access to the A2/M2 and subsequent motorway network and the mainline railway stations offer fast and frequent services to London Victoria (approximately 95 mins), and high speed links from Canterbury West to London St Pancras (approximately 56 mins).

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Reception 17'8" x 14'9" (5.40m x 4.50m)
- Salon 34'4" x 10'5" (10.47m x 3.20m)
- Salon 16'6" x 13'9" (5.03m x 4.20m)
- Kitchen
- Toilets

FIRST FLOOR

- Salon 17'1" x 14'11" (5.21m x 4.56m)
- Salon 15'1" x 11'4" (4.62m x 3.47m)
- Reception 15'8" x 9'10" (4.80m x 3.02m)

- Treatment Rooms

- Toilet

SECOND FLOOR

- Offices

- Break Room 15'10" x 10'4" (4.83m x 3.15m)

- Storage

BASEMENT

- Storage

EPC (non-domestic building)

Rating = 95 (D)

BUSINESS RATES (COMMERCIAL)

According to the Valuation Office Agency website the property's current description is 'Hairdressing salon and premises' and the Rateable Value is currently £30,250.

For more information please visit [GOV.UK](https://gov.uk)

TERMS

- The property is available to let on a new fully repairing and insuring lease for a 10 year term
- Rent exclusive of rates and VAT (if applicable)
- Rent deposit of £15,000 to be paid on completion (equivalent of 6 months rent)
- Lease to be outside the provisions of section 24-28 of the Landlord and Tenant Act 1954 Part II
- Rent reviews at 3, 6 and 9 years, linked to RPI
- Each party will be responsible for their own legal costs
- Service Charge – TBC

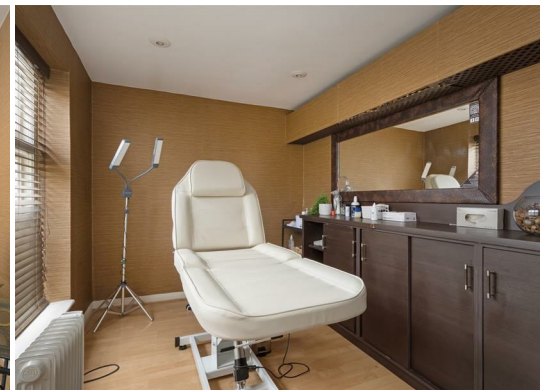




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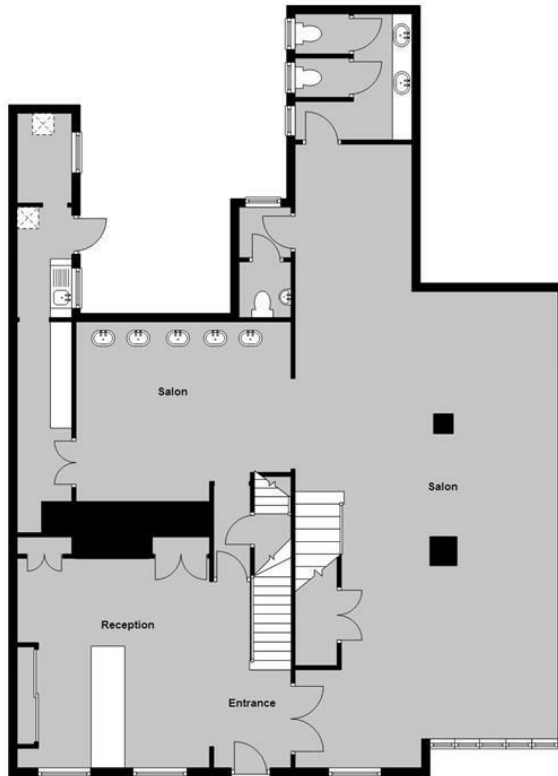
ENERGY PERFORMANCE CERTIFICATE

Rating 95 (D)

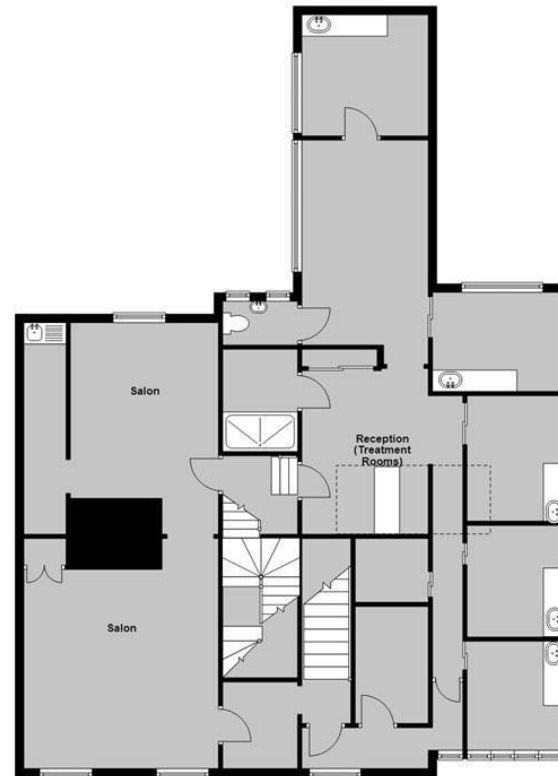
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Ground Floor
Approx. 161.7 sq. metres (1741.0 sq. feet)



First Floor
Approx. 154.9 sq. metres (1666.9 sq. feet)



Second Floor
Approx. 97.7 sq. metres (1061.6 sq. feet)
(including Loft Space)



Total area: approx. 431.8 sq. metres (4647.6 sq. feet)



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