



## MODERN RETAIL UNIT

## TO LET/ FOR SALE

108.1 m<sup>2</sup> (1,164 sq ft) approx.

Retail Unit D  
1a Beer Car Lane  
Canterbury  
Kent  
CT1 2NY

- Air Conditioning
- Allocated Car Parking Spaces
- Available to Let by Way of a New Effective Full Repairing & Insuring Lease
- Consideration Given to the Sale of the Long Leasehold Interest



## LOCATION

Canterbury is around 60 miles south east of London and has excellent road communications with the A2 and A28 linking with the M2 and M20. It has two stations offering regular rail services with journey times to London St Pancras of around 55 minutes.

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive representation of national retailers and restaurants. It is a popular tourist destination with the Cathedral, St Augustine's Abbey and city centre attracting around 6.3 million visitors each year. It is also an important educational hub in Kent, with four universities having a combined student population of over 46,000.

The property is situated in a convenient position on the corner of Beer Cart Lane and Stour Street. It is located in the heart of Canterbury's main business area, popular with Solicitors, Accountants and Estate Agents and within a short walk from the High Street and several public car parks.

## DESCRIPTION

The property comprises a ground floor shop within a mixed commercial and residential building. It is arranged as an open plan area with a private room to one side, and is finished to a high specification, including:

- Air Conditioning
- Large Glazed display window
- Plastered Ceilings with recessed LED Spot Lights
- Stripped Wood Effect Flooring

The shop has the benefit of two allocated car parking spaces in front of the building.

## ACCOMMODATION

The property has the following approximate floor areas:

| Floor  | Accommodation     | Area<br>m <sup>2</sup> | Area<br>sq ft |
|--------|-------------------|------------------------|---------------|
| Ground | Retail sales area | 108.1                  | 1,164         |

**NB - The adjoining office unit of around 82.0m<sup>2</sup> (883 sq ft) is also available. Further details are available from the agents.**

## EPC

The property is assessed within band B (32).

## TERMS

The shop is available to let by way of a new effective Full Repairing & Insuring Lease for a term to be agreed at a rent of £31,000 per annum exclusive of insurance, service charge and VAT.

Consideration will also be given to a sale of the long leasehold interest at a price in the region of £450,000 exclusive of VAT. We are advised that the ground rent is £350 per annum.

## SERVICE CHARGE

The purchaser/tenant will also be required to pay a service charge in relation to the maintenance, repair, cleaning and management of the building and communal areas. We are advised that the charge for the year 31 December 2019 is approximately £2,040.

## RATES

The occupier will be responsible for the payment of business rates attached to the suite. The property is currently part of a larger assessment which is to be split. This could mean that small business rates relief may be available - Further details are available from the agents.

## LEGAL COSTS

Each party to bear their own.

## VAT/FINANCE ACT 1989

Unless otherwise stated, any costs, prices or rents are exclusive of Value Added Tax (VAT). Purchasers and tenants should satisfy themselves independently as to VAT in respect of any transaction.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

## VIEWINGS

Strictly by appointment through Sole Agents

## BTF Partnership

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William Hinckley  
**01227 763663**

Details Created May 2019