



MODERN OFFICE UNIT

FOR SALE/TO LET

82.0 m² (883 sq ft) approx.

Office Unit D
70-72 Stour Street
Canterbury
Kent
CT1 2NY

- Suspended Ceilings with Modern Lighting
- Modern Kitchen
- Entryphone/Intercom
- Car Parking
- Good Natural Light



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 self-contained ground floor office suite within a mixed commercial and residential building. It is arranged as a mainly open plan area and is finished to a good modern specification, including:

- Suspended Ceiling with Integral Modern Lighting
- Laminate Flooring
- Good Natural Light
- Modern Kitchen
- Disabled WC

The office has an allocated car parking space at the front of the building.

ACCOMMODATION

The property has the following approximate floor areas:

Floor	Accommodation	Area m ²	Area sq ft
Ground	Offices, Kitchen & Store	82.0	883

NB - The adjoining retail unit of around 108.1m² (1,164 sq ft) is also available. Further details are available from the agents.

EPC

The property is assessed within band B (32).

TERMS

The long leasehold interest is available for sale. We are advised that the ground rent is £350 per annum.

Our client is seeking offers in the region of £265,000 exclusive of VAT.

Consideration will be given to a letting of the office on a new effective Full Repairing & Insuring Lease for a term to be agreed at a rent of £18,000 per annum exclusive of insurance, service charge and VAT.

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 £1,450.

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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