



INVESTMENT FOR SALE
SELF-CONTAINED OFFICE BUILDING

73 ST DUNSTAN'S STREET, CANTERBURY

**73 ST DUNSTAN'S STREET,
CANTERBURY,
KENT, CT2 8BN**

**SELF-CONTAINED OFFICE
BUILDING WITH GROUND
FLOOR FRONTAGE**

INVESTMENT FOR SALE

80.8 m² (870 sq ft) approx.

- **Let to Student Places until July 2030**
- **Rent - £14,750pa**
- **FR&I lease**
- **Offers in the region of £225,000**
- **Net initial yield of 6.5%**

**Viewings strictly by appointment
via sole agents:**

**William Hinckley or
William Giles
01227 763663**



LOCATION

The historic cathedral city of Canterbury is around 60 miles south-east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent road communications with the A2 and A28 linking with the M2 and M20 motorways respectively.

Canterbury's two stations provide regular services connecting with central London, with journey times to London St Pancras of approximately 55 minutes.

The property is situated within St Dunstan's, a popular area connected to the city by the Westgate Tower. It is located near Canterbury West train station and within a parade of local shops, with nearby occupiers including Sainsburys, Paddy Power and Coral.

DESCRIPTION

The property comprises a three-storey terraced building having rendered elevations and a pitched tiled roof. The building has a prominent ground floor frontage, ideal for retail and/or professional uses, with a series of private offices on the upper floors. The building is finished to a good standard, having a gas fired boiler serving panel radiators in all office areas, LED lights, carpets, central heating and a kitchen and toilet on the ground floor.

Floor	Accommodation	m ²	sq ft
Ground	Retail & Staff Facilities	27.4	295
First	Offices	25.1	270
Second	Offices	28.3	305
Total		80.8	870

The property also has a rear courtyard

TENANCY

The property is let to Student Places Ltd on a Full Repairing and Insuring lease (subject to a schedule of condition) for 10 years from 1 August 2020. The current rent is £14,750 per annum, payable monthly in advance which is subject to an upwards only rent review and tenant break option (with 6 months notice) in August 2026

TENANT INFORMATION

Student Places Ltd (no. 03257157) is a Kent based company providing accommodation to students studying in the Canterbury and Medway areas.

According to abbreviated accounts for the year ended 31 July 2023, the company had Total Equity of £874,290 (up from £753,392 in 2022).

TENURE

The property is freehold.

PROPOSITION & TERMS

The freehold interest in the property is offered for sale subject to the existing tenancy described above. We are instructed to seek offers in the region of £225,000 subject to contract and exclusive of VAT (if applicable).

A purchase at this level will provide a purchaser with a potential Net Initial Yield of around 6.75% and a price equivalent to less than £260 per square foot overall.

PURCHASER IDENTIFICATION

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identity for all purchasers.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Offices and Premises - £10,250

The current UBR is 49.9p.



EPC

The property is currently assessed within band D (79), full details and copy of certificate available upon request.

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

William Hinckley
William Giles
01227 763663

Details created September 2025





BTF and any joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.