

**btf**

Land & Property Experts



**FOR SALE**  
**MODERN OFFICE INVESTMENT**

**OFFICE A, 1 BEER CART LANE, CANTERBURY**



# Office A, 1 Beer Cart Lane Canterbury, Kent CT1 2NY

## SELF-CONTAINED GROUND FLOOR OFFICE INVESTMENT FOR SALE

69.3m<sup>2</sup> (746 sq ft)

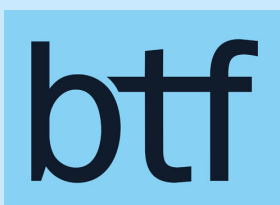
- **High Specification**
- **Air-Conditioning**
- **Allocated Car Parking**
- **Gross Rent of £15,750 pa**
- **Net Initial Yield approx. 7.5%**

**OFFERS IN THE REGION OF £200,000**

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

**William Hinckley  
Or Will Giles**

**01227 763663**



### LOCATION

The historic cathedral city of Canterbury is around 60 miles southeast of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

The property is positioned on the corner of Beer Cart Lane and Stour Street, in the heart of Canterbury's main professional business district, popular with Solicitors, Accountants, Surveyors and Estate Agents. It is within a short walk from the High Street, several public car parks and both Canterbury East and Canterbury West train stations.

### DESCRIPTION

The property comprises a self-contained ground floor office suite within an impressive modern mixed-use building. The suite has a glazed frontage facing Beer Cart Lane and is accessed from an impressive communal lobby with a secure intercom. It is finished to a high specification including the following:

- Air-Conditioning
- Powder Coated Metal Double Glazed Windows
- Suspended Ceilings with integral LED Lights
- Secure Intercom Access
- Modern Kitchenette with Laminate Flooring

### ACCOMMODATION

The property has the following floor area (NIA):

Floor	Accommodation	m <sup>2</sup>	sq ft
Ground	Office & kitchen	69.3	746

### CAR PARKING

There are two allocated car parking spaces within the parking area at the rear of the property.

### TENANCY

The property is let to Bloomstays Ltd on a 5 year effective full repairing and insuring lease from April 2022 (expiring April 2027) at a current rent of £15,750 per annum. The Landlord holds a rent deposit of £4,725 (including the VAT equivalent).

Bloom Stays is a holiday lettings agency specialising in the Kent area. It was founded in 2019 by Nicky Russon and Rowena Cardwell.

## BUSINESS RATES

The tenants are responsible for the payment of business rates, with the Rateable Value (RV) being:

### Offices and Premises - £12,750

The current UBR is 49.9p. The tenant may be eligible for small business rates relief. Further details are available from the agent or the VOA website.

## EPC

The property is assessed within band B (33). A copy of the EPC is available from the agent.

## PROPOSITION & TERMS

The Leasehold interest (999 years from January 2016) with a share of the Freehold is offered for sale subject to the existing tenancy described above. We are instructed to seek offers in the region of £200,000 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 7.5% and a price equivalent to less than £270 per square foot overall.



## 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.

## PURCHASER INFORMATION

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

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF

William Hinckley  
Or  
Will Giles  
**01227 763663**

Details created July 2025





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