



**FOR SALE or TO LET**  
**RETAIL/OFFICE UNIT**

**6 CASTLE STREET, CANTERBURY**

## 6 Castle Street, Canterbury, Kent CT1 2QF

### Retail/Office Unit Suitable for a Variety of Uses

#### FOR SALE or TO LET

119.7 m<sup>2</sup> (1,287 sq ft approx.)

- Central Heating
- Shop Frontage
- LED Lighting
- External Courtyard & Store
- Good Natural Light

Offers in the Region of £300,000

Or £20,000 per annum

Viewings strictly by appointment via  
sole agents:

William Hinckley  
Or Will Giles  
01227 763663

btf

#### 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 situated in a convenient position on Castle Street, in the heart of Canterbury's main business district, popular with Solicitors, Accountants 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

An attractive Grade II Listed building arranged over ground and two upper floors, which has been finished to a good modern standard for use as an Estate/Letting Agency, having the following features:

- Retail/Display Frontage
- Central Heating
- Modern LED Lighting
- Laminate Flooring (ground) and new carpets
- Kitchenette and WC Facilities
- External Store and Courtyard

#### ACCOMMODATION

The property has the following floor areas (NIA):

| Floor        | Accommodation | m <sup>2</sup> | sq ft        |
|--------------|---------------|----------------|--------------|
| Ground       | Retail        | 38.0           | 408          |
| First        | Office        | 31.0           | 334          |
| Second       | Office        | 20.4           | 219          |
| Basement     | Storage       | 24.5           | 264          |
| External     | Storage       | 5.8            | 62           |
| <b>Total</b> |               | <b>119.7</b>   | <b>1,287</b> |

#### TERMS

The freehold interest of the property is available for sale with our client seeking offers in the region of £300,000.

Alternatively, our clients may consider a letting on a new Full Repairing and Insuring (FR&I) lease for a term to be agreed at a rent of £20,000 pa exclusive of rates, utilities and VAT (if applicable).

**DEPOSIT**

The Landlord requires the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

**BUSINESS RATES**

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2026 being:

**Shop and Premises - £17,500**

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

**EPC**

The property is currently assessed within band E (123). Full details and copy of certificate are available upon request.

**LEGAL COSTS**

Each party will bear their own legal costs.

**PURCHASER INFORMATION**

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

**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:

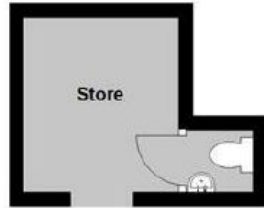
**BTF**

Will Giles  
William Hinckley  
**01227 763663**

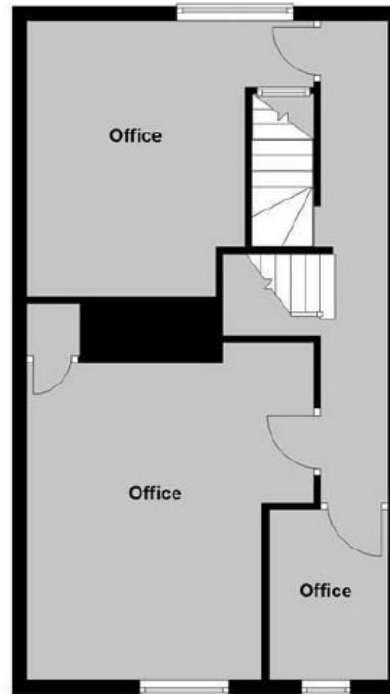
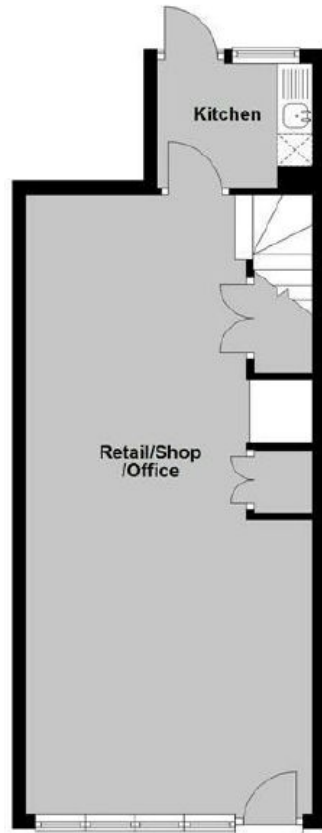
Details created April 2026

# FLOOR PLAN

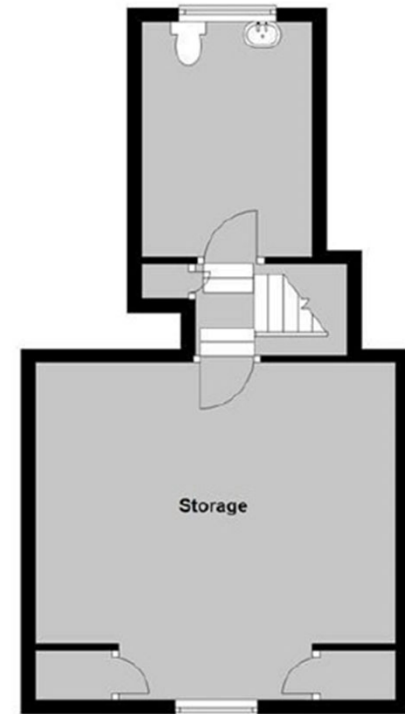
Ground Floor



First Floor



Second Floor







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.