



43A ST. PETERS STREET
CANTERBURY

£20,000 Per Annum

ABOUT

LOCATION:

The property is situated in the lower section of St Peters Street which is a pedestrianised area of Canterbury and a short distance from Westgate Towers. The Marlowe Theatre is just off St Peters Street and there are car parks available in the vicinity. Other occupiers in this section of St Peters Street include British Heart Foundation, Five Guys Burger, Zizzis and Nandos. The nearest mainline rail station is at Canterbury West approximately 1/4 mile distant with fast train services to London St Pancras.

DESCRIPTION:

The property comprises a lock up shop unit with a sales area c.27.7sq.m (298sq.ft). The shop has an attractive shop front and a recessed entrance. At the rear of the shop there is a store c.2.37sq.m (26sq.ft). There is also cellarage with two rooms c.14.48sq.m (156sq.ft). The upper parts of the building comprises three store rooms, a kitchen and a cloakroom. Outside there is a small rear yard area with access to the cellar.

ACCOMMODATION

Shop Unit

Frontage.....3.87m
Internal Width.....3.87m
Shop depth.....7.75m
Sales Area.....27.70sq.m (298sq.ft)
Lobby
Store.....1.95m x 1.22m
Cellarage
Rooms.....14.48m (156sq.ft)

Outside

Outside there is a very small yard area

First Floor

Landing

Room 1.....3.91m x 3.11m
Incorporating the kitchenette with the stainless steel sink unit and cloakroom with a low level WC and wash hand basin.
Room 2.....4.08 x 3.67m

Attic Floor

Room 3.....4.08m x 3.85m
Room 4.....4.23m x 4.03m
Landing
Attic Store

ADDITIONAL INFORMATION

LEASE:

A new lease would be available, terms upon request.

RENT:

£20,000 per annum exclusive of rates and all other outgoings.

RENT DEPOSIT:

The landlord will require a rent deposit for the duration of the lease.

BUSINESS RATES:

This figure can be obtained from Canterbury City Council.

LEGAL COSTS:

The incoming tenant would be responsible for our clients reasonable legal costs.

VIEWING:

For viewing arrangements please contact: 01843 851000
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EPC RATING - G



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VIEWINGS AND ENQUIRIES

For further information or to book a viewing please email:

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