

CLASS E OPPORTUNITY

CANTERBURY

47B BURGATE

SUBJECT TO VACANT POSSESSION

Description

The premises occupy a prominent position along the pedestrianised Burgate adjacent to **Pho** and in proximity to **Toni & Guy, Wagamama, Clarendon Fine Art** and **Trailfinders**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, first and second floors, providing the following approximate areas:

Ground Floor	880 sq. ft. (81.75 sq. m)
First Floor	750 sq. ft. (69.67 sq. m)
Second Floor	373 sq. ft. (34.65 sq. m)

Lease

The premises are available on new effectively full repairing and insuring lease for a term of years to be agreed, subject to vacant possession.

Rent

£35,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £13,000 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£37,750
UBR (25/26)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 61. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Subject to Contract

