

SHOP TO LET

CANTERBURY

47A BURGATE



Description

The premises occupy a prominent position along the pedestrianised Burgate adjacent to **Toni & Guy** and **Moss Menswear**. Nearby occupiers include **Wagamama**, **Biggs Opticians**, **Fitzgerald Jewellers** and **Trailfinders**.

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

Accommodation

The premises are arranged over ground and second floor remote storage, providing the following approximate areas:

Ground Floor	848 sq. ft. (78.77 sq. m)
Second Floor Remote Storage	346 sq. ft. (32.14 sq. m)

Lease

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

Rent

£32,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £4,300 per annum.

Business Rates

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

Rateable Value	£38,750
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of C 72. A full report is available upon request.

Legal Costs

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

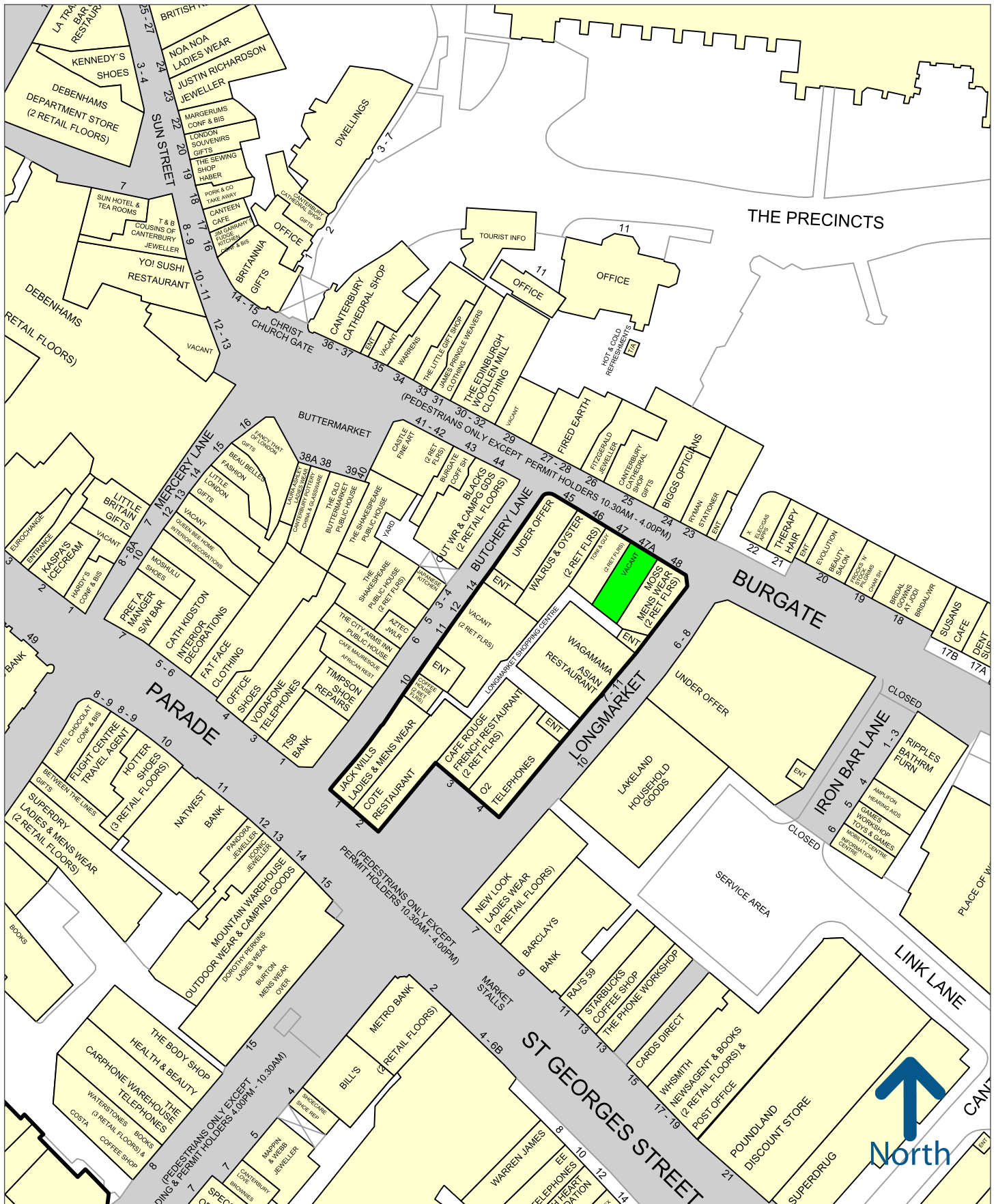
Viewing

Via appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 20/01/2021

Created By: Green and Partners



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