

SHOP TO LET

CANTERBURY

46 BURGATE



Description

The premises occupy a prominent position along the pedestrianised Burgate adjacent to **Byron** and **Toni & Guy** with retailers in proximity including **Moss**, **Lakeland**, **Blacks** and **Edinburgh Woollen Mill**.

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

Accommodation

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

Ground Floor Sales	1,010 sq. ft. (93.82 sq. m)
Ground Floor Ancillary	113 sq. ft. (10.49 sq. m)
First Floor Sales	424 sq. ft. (39.38 sq. m)
First Floor Ancillary	258 sq. ft. (23.96 sq. m)

Lease

The premises are available on a new 10 year effectively full repairing and insuring lease, subject to an upward only rent review in the 5th year.

Rent

£42,500

per annum exclusive.

Service Charge

The current service charge for the financial year is £6,492 per annum.

Business Rates

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

Rateable Value	£45,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D 99. 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 letting agents, **Green & Partners**, contacting:

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

Subject to Contract



Experian Goad Plan Created: 24/10/2019
Created By: Green and Partners

