## green&partners

# 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 5<sup>th</sup> year.

#### Rent



per annum exclusive.

#### **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

#### **Service Charge**

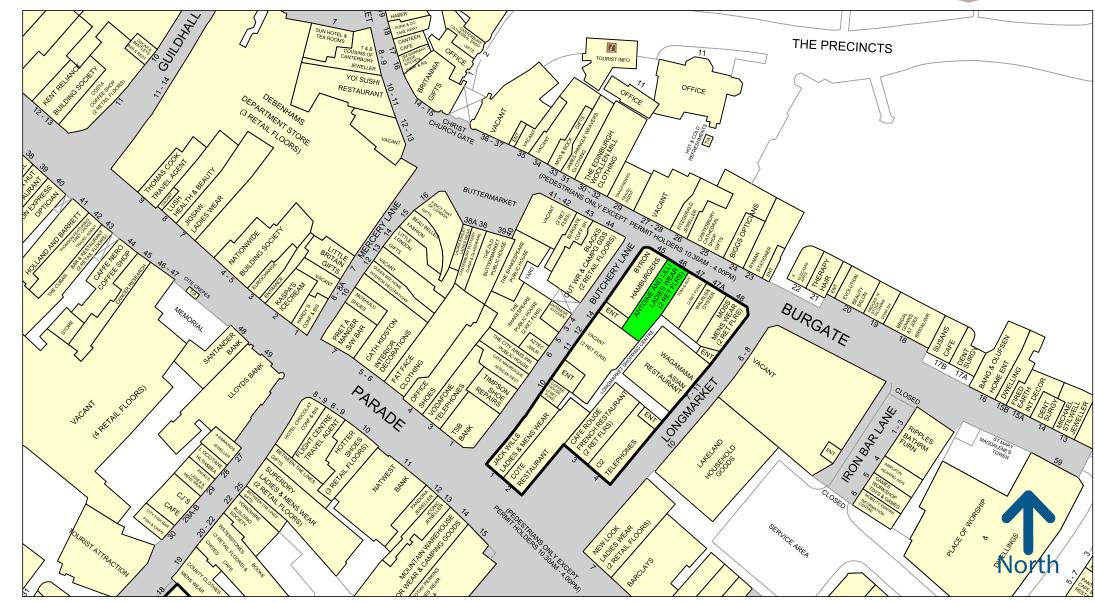
The current service charge for the financial year is £6,492 per annum.

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

**green&partners** 020 7659 4848

Map data

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50 metres

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