

CLASS E OPPORTUNITY

CANTERBURY

46 BURGATE



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 and first floors, providing the following approximate areas:

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 new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£35,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £7,980 per annum.

Business Rates

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

Rateable Value	£40,000
UBR (25/26)	0.546p

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.

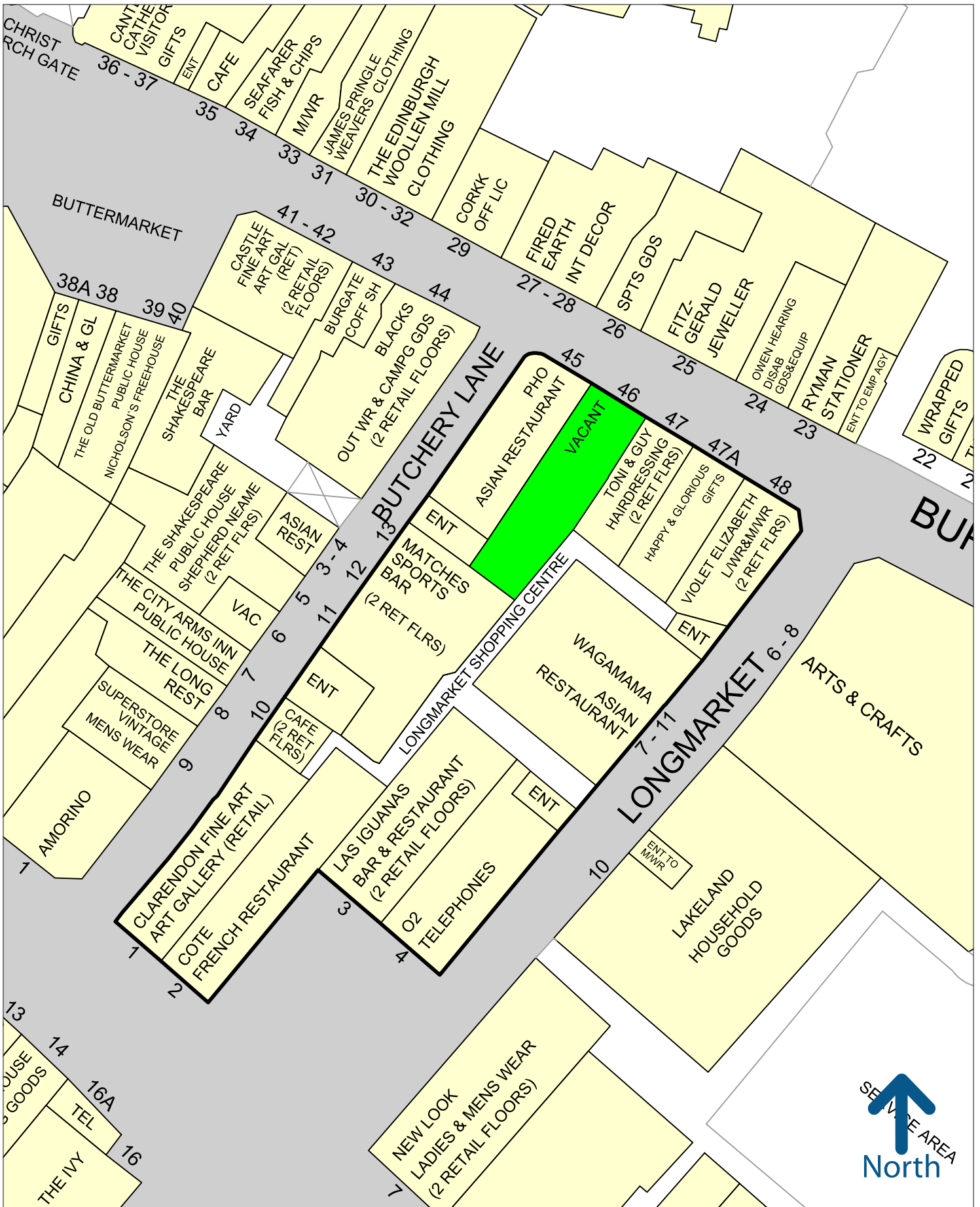
Viewing

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

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

Sophie Marich **07375 625623**
sophie.marich@greenpartners.co.uk

Subject to Contract



25 metres

Experian Goad Plan Created: 25/02/2025
Created By: Green and Partners