



Retail

TO LET

St Paul's House

Lower Bridge Street, Canterbury, Kent CT1 1NH

Prominent retail premises with main road frontage and rear loading.

Size 3,568 sq ft (331.48 sq m)

Preliminary Details

Key Points

- Prominent location
- Extensive frontage to ring road
- A1 Retail Use
- Possible division

Location

The historic cathedral city of Canterbury benefits from excellent road and rail communications. The property fronts Lower Bridge Street with access south to the Channel ports via the A2 and west to the M25 via the M2. In addition the A28 connects Canterbury to Ashford and Chunnel Tunnel Rail 16 miles to the south east.

Description

A ground floor retail showroom with extensive frontage and rear loading. The property has a clear open span format and could be divided if required. Public parking is available nearby, also pedestrian access to Burgate and the main shopping areas.

Accommodation

Internal Width	102'	30.66 m
Shop Depth	33'	10.18 m

Sales Area	3,568 sq ft	331.44 sq m
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Lease

Available on a new lease for a term to be agreed

Rent

Rent upon application

Business Rates

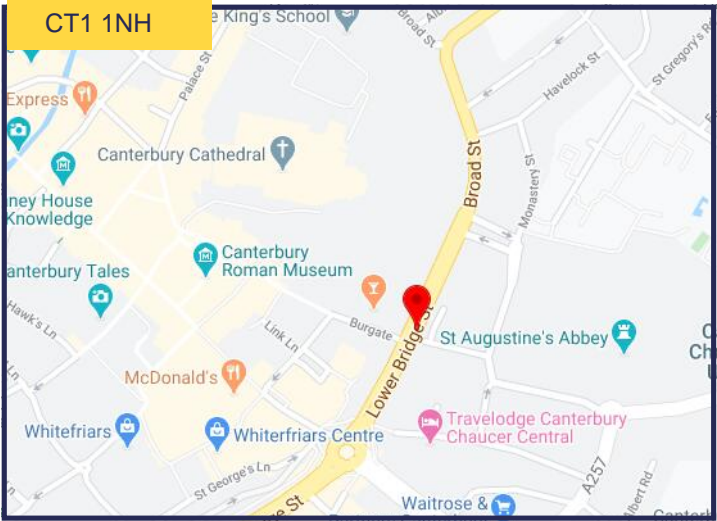
Rates Payable: £20,376 per annum
(based upon Rateable Value: £41,500 and UBR: 49.1p)
The tenant will be responsible for paying business rates direct to Canterbury City Council. Interested parties should make thier own enquires.

Service Charge

Further information upon request.

Legal Costs

Each party to bear its own costs.





Graham Starling
01622 672233
07710 199901
gs@martinewaghorn.co.uk



Robert Martine
01622 672233
07812 164698
rmm@martinewaghorn.co.uk

www.martinewaghorn.co.uk