

## TO LET



### **15 ST DUNSTAN'S STREET, CANTERBURY, KENT**

RETAIL PREMISES WITH LIVING ACCOMMODATION CLOSE TO  
CITY CENTRE AND RAIL STATION

#### **LOCATION**

The property is situated on the northern side of St Dunstan's St, between the mainline Canterbury East station and the busy High Street in this historic cathedral and university city in mid-Kent.

## **DESCRIPTION**

This mid terraced property has a ground floor main sales area of 380 sq.ft. with an additional 281 sq.ft. of storage/sales area in two further rooms to the rear, whilst the first and second floors provide two bedroomed living accommodation.

## **ACCOMMODATION**

**Ground Floor** Main Sales Area: 380 sq.ft.  
Rear Sales/Storage 1 137 sq.ft.  
Rear Sales/Storage 2 144 sq.ft.

## **Living Accommodation**

**First Floor** Front lounge, bathroom, w/c and kitchen (under stairs).

**Second Floor** Two bedrooms.

**External** Rear garden with outside w/c.

## **SERVICES**

All mains services are connected to the premises.

## **RATEABLE VALUE**

We are advised by the local authority that the shop is assessed at Rateable Value £11,750. The current uniform business rate multiplier for the year 2010/2011 is 0.407. The flat will be separately assessed for Council Tax and enquiries should be made of Canterbury City Council in this respect.

## **TOWN PLANNING**

The unit has A1 retail consent.

## **TERMS**

The premises are available by way of a new fully repairing and insuring lease, the terms of which are negotiable, at a rent of £15,000 per annum.

There is a recently issued Code of Practice for commercial lease, details of which can be found at [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk) This code is supported by the Royal Institution of Chartered Surveyors.

## **VIEWING**

Strictly by appointment with the agents, Colyer Commercial.

## **MAP**

Find it at [Multimap.com](http://Multimap.com) searching CT2 8AF