



FOR SALE or TO LET
PERIOD BUILDING SUITABLE FOR VARIETY OF USES

51 LONDON ROAD, CANTERBURY

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Period Building Suitable for a Variety of Uses.

FOR SALE or TO LET
317.4 m² (3,414 sq ft)

- Central Heating
- Self-Contained
- Passenger Lift
- Car Parking
- Enclosed Rear Garden
- Easy access to Canterbury West Station

**Viewings strictly by appointment
via sole agents:**

**Kathreen Robertson or
William Giles**
01227 763663

btf

LOCATION

Canterbury is around 60 miles southeast of London, having excellent road connections with the A2 and A28 linking with the M2 and M20 motorways respectively. It has two stations offering regular rail services, including High Speed connections to London St Pancras (55 mins).

The city has a catchment population of approximately 144,000 and is one of Kent's premier retail centres with a comprehensive mix of national retailers and restaurants. It is a popular tourist destination and an important educational hub in Kent, with four universities having a combined student population of over 46,000.

The property is situated on the north side of London Road, within the St Dunstan's area, around half a mile from Canterbury City Centre and Canterbury West Station. London Road provides a mix of both residential and business occupiers and is a short distance from its junction with the A2050 (Rheims Way) which provides excellent access to the A2 (dual carriageway).



DESCRIPTION

The property comprises an impressive Victorian building providing office and ancillary accommodation arranged within a series of rooms over the ground and two upper floors, with stores in the basement and toilet and kitchen facilities on the ground and first floors.

The building retains many of its period features including an impressive central staircase which is supplemented by a passenger lift connecting the ground and first floors. The property includes the following features;

- Central Heating
- Passenger Lift (connecting ground and first floors)
- Modern Carpets
- Modern lighting
- Kitchen and toilet facilities

Externally there is a tarmac hardstanding providing parking to the front of the building and access to the garage and enclosed rear garden.



ACCOMODATION

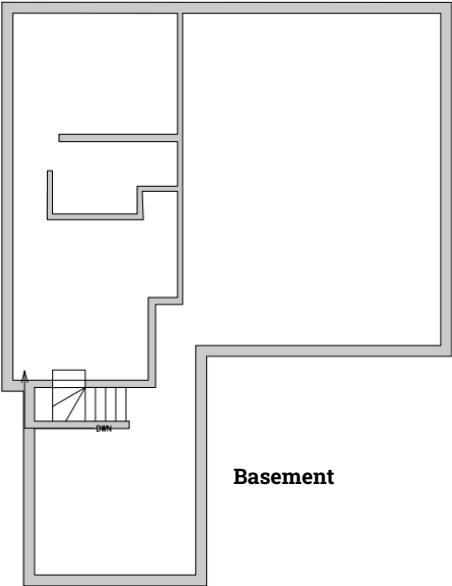
The property has the following approximate floor areas;

Floor	Accommodation	m ²	sq ft
Second	Offices and Stores	81.4	876
First	Offices, Kitchen and Stores	101.0	1,086
Ground	Offices and Stores	103.3	1,111
Basement	Cellar/Stores	31.7	341
Total		317.4	3,414

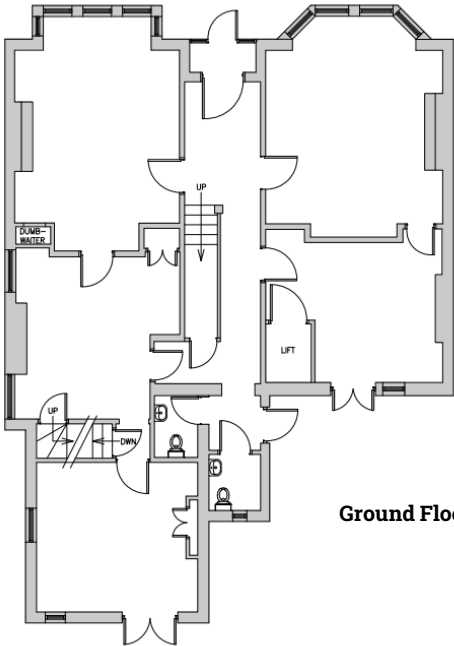
CAR PARKING

There is a car parking area to the front of the property with space for 4 or 5 cars.

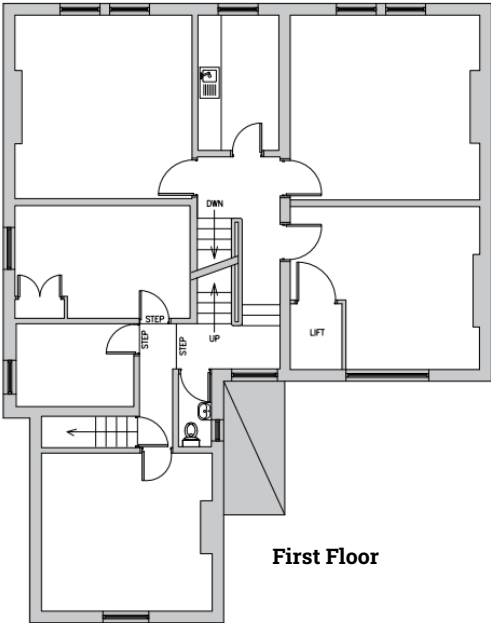
FLOOR PLANS



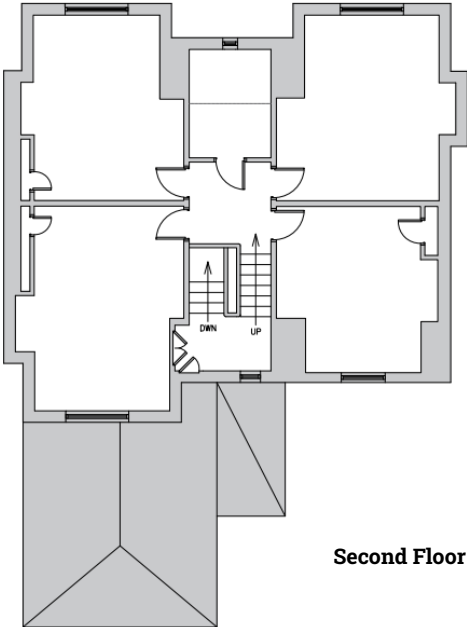
Basement



Ground Floor



First Floor



Second Floor

* Not to scale



TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively, the freehold interest in the property is offered for sale with vacant possession on completion.

RENT

Our clients are seeking a rent of £50,000 pa exclusive of rates, utilities and VAT (if applicable).

SALE

Our client is seeking offers in excess of £700,000.

DEPOSIT

The Landlord requires the tenant to provide a rental deposit which will be held for the duration of the term. Further details are available from the agents.

EPC

The property is currently assessed within band E (123), full details and copy of certificate available upon request.

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) being:

Office and Premises - £38,250

The current UBR is 49.9p. Further details are available from the agent or the VOA website.

LEGAL COSTS

Each party will bear their own legal costs.

VAT/FINANCE ACT 1989

Unless otherwise stated, any prices are exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

VIEWINGS

Strictly by appointment through Sole Agents:

BTF

Kathreen Robertson
William Giles
01227 763663

Details created April 2025





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