



**TO LET**  
**RETAIL UNIT SUITABLE FOR VARIETY OF USES**

**24 LOWER BRIDGE STREET, CANTERBURY**

# 24 Lower Bridge Street, Canterbury, CT1 2LG

## Refurbished Class 'E' Unit Suitable for a Variety of Uses

### TO LET

**94.5m<sup>2</sup> (1,097 sq ft)**

- Recently Refurbished
- Excellent Natural Light
- Prominent Main Road Frontage
- Enclosed Courtyard & Store
- LED Lighting

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

**Will Giles or  
Kathreen Robertson  
01227 763663**



### LOCATION

The historic cathedral city of Canterbury is around 60 miles southeast of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

The property occupies a prominent position on the corner of Lower Bridge Street and Church Street St Pauls, benefitting from a large glazed frontage. It is a short walk from the main High Street and opposite the Queningate Pay & Display Car Park.

### DESCRIPTION

The property comprises a refurbished retail area with ancillary/office space at the rear and a first-floor kitchen with toilet facilities. There is a courtyard at the rear and a timber store providing useful additional storage.

The property has been refurbished to a good standard and benefits from the following features:

- LED Lighting
- Rear Courtyard & External Store
- Kitchenette and WC Facilities
- Large Display Window

### ACCOMMODATION

The property has the following floor areas (NIA):

Floor	Accommodation	m <sup>2</sup>	sq ft
Ground	Retail	73.5	793
First	Staff / Kitchen	10.3	111
External	Store	10.6	114
<b>Total</b>		<b>94.4</b>	<b>1,018</b>

### TERMS

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

### RENT

£30,000 per annum exclusive.

### DEPOSIT

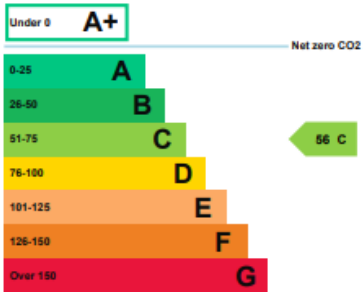
A deposit equivalent to 3 months' rent will be held by the landlord for the duration of the term.

### BUSINESS RATES

The rateable value for this property is currently being reassessed.

### EPC

The property is currently assessed within band C (56), full details and copy of certificate available upon request.



### 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  
Will Giles  
**01227 763663**

Details amended May 2025







BTF and any joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate; Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.