



**FOR SALE**

**MIXED COMMERCIAL & RESIDENTIAL INVESTMENT**

**26/26A & 27 St PETERS STREET, CANTERBURY**

# 26/26a & 27 St PETERS ST, CANTERBURY, KENT CT1 2BQ

## Mixed Commercial & Residential Investment Opportunity

### FOR SALE

- **Two attached Grade II Listed Buildings arranged as a café & take-away restaurant with flats above**
- **Busy City Centre Location**
- **Walking Distance of Canterbury West Train Station**
- **Gross Rents of £93,200 pa**
- **Net Yield of approx. 6.5%**

**OFFERS IN THE REGION OF  
£1,250,000**

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

**William Hinckley or  
Kathreen Robertson  
01227 763663**

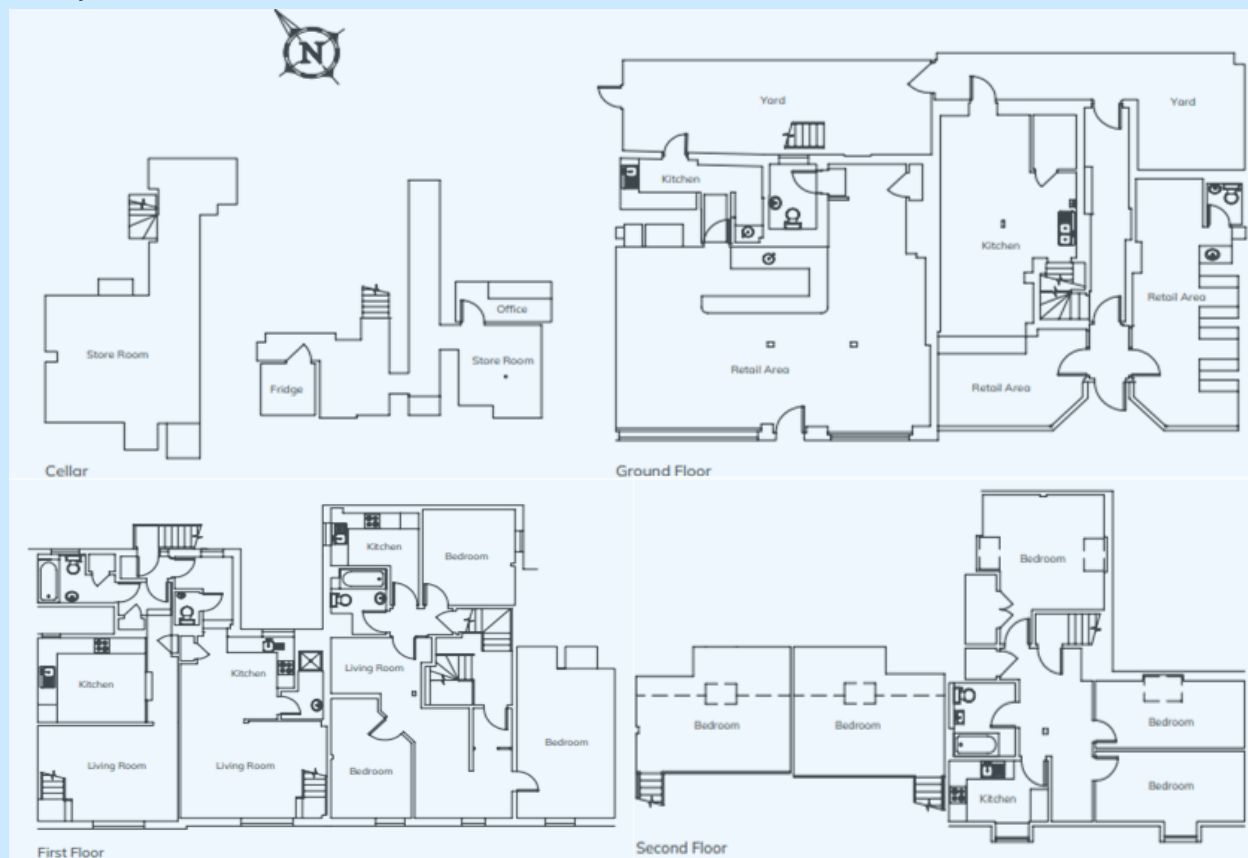
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### LOCATION

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 population of over 46,000 students.

The property is situated on the north side of St Peters Street linking Canterbury's High Street with the Westgate Tower and Canterbury West Train Station. It is adjacent to the newly completed Westgate One student accommodation complex and within a busy pedestrianised shopping and restaurant area, close to the Marlowe Theatre with a large number of food and beverage operators nearby.





## 26 ST PETERS STREET, CANTERBURY

### DESCRIPTION

An attractive Grade II Listed Building arranged over ground and two upper floors.

The ground floor is fitted out as a hot-food takeaway with a sales/serving counter and kitchen (with stairs leading to the basement stores) on one side and customer seating on the other, with a customer toilet to the rear of this area. There is a bin store area within the rear passageway/courtyard, accessed from the rear of the kitchen.

A central doorway gives access to the flats on the upper floors. Both flats have a gas fired boiler providing central heating and hot water and comprise;

**26A (first floor).** Originally arranged with a modern kitchen, bathroom, two bedrooms and an open plan sitting/dining room, but subsequently adapted by the tenant to create a third bedroom within part of the sitting room.

**26B (second floor).** Originally arranged with a modern kitchen, bathroom, double bedroom and an open plan sitting/dining room, but subsequently adapted by the tenant to create two single bedrooms within the double bedroom and a third bedroom within part of the sitting room.

### TENANCY

The whole property is let to Nish Patel, Kirtan Patel and Shohana Khan t/a Chicken Cottage on a Full Repairing and Insuring (FR&I) lease for 15 years from September 2012 (expiring September 2027) at a current rent of £43,000 pa. The lease allows Class A3 and A5 uses on the ground floor and allows the tenant to sublet the flats on the upper floors on Assured Shorthold Tenancies.





## 26 ST PETERS STREET, CANTERBURY

### BUSINESS RATES

The tenants are responsible for payment of business rates, with the Rateable Value being:

**Café and Premises: £24,500**

### COUNCIL TAX

The first and second floor flats have separate Council Tax assessments of band C and B respectively.

### EPC

The property has the following assessments:

Floor	Band
Ground Floor Shop/Café	awaiting assessment
26a First Floor	D (59)
26b Second Floor	D (56)

### ACCOMODATION

The property has the following floor areas:

Floor	Accommodation	m <sup>2</sup>	sq ft
Second	2 Bedroom Flat	52.3	563
First	2 Bedroom Flat	64.6	696
Ground	Hot Food Takeaway	74.0	797
Basement	Cellar/Store	31.2	336
<b>Total</b>		<b>222.1</b>	<b>2,392</b>





## 27 ST PETERS STREET, CANTERBURY

### DESCRIPTION

An attractive Grade II Listed Building arranged over ground and two upper floors.

The ground floor is arranged as a lock-up shop which is fitted out as a café and finished to a good standard with a customer seating area to the front, a kitchen/preparation area behind the serving counter and a customer toilet to the rear of the ground floor. There is a bin store area within the rear passageway accessed from the rear of the kitchen.

The flats are accessed via an external metal staircase at the rear of the building. Both flats have a gas fired boiler providing central heating and hot water, and comprise;

**27A.** Arranged with a modern kitchen, bathroom and open plan sitting/dining area on the first floor and a galleried bedroom on the second/mezzanine floor.

**27B.** Arranged with a modern kitchen, bathroom and open plan sitting/dining area on the first floor and a galleried bedroom on the second/mezzanine floor.

### TENANCIES

The ground floor and basement is let to AY Investment Portfolio Ltd (guaranteed by Alican Yilmaz) on an Internal Repairing and Insuring (IR&I) lease for 10 years from July 2023 (expiring July 2033) at a rent of £28,000 pa. The lease contains an upwards only rent review and tenant only option to break (on giving 6 months' notice) at July 2026.

Flat 27B is let on a 12 month Assured Shorthold Tenancy (AST) from August 2024 at a rent of £950pcm.

Flat 27C is let on a 12 month Assured Shorthold Tenancy (AST) from August 2019 at a rent of £900pcm.





27 ST PETERS STREET, CANTERBURY

BUSINESS RATES

The tenants are responsible for payment of business rates, with the Rateable Value being:

Shop and Premises: £30,750

COUNCIL TAX

The flats have separate Council Tax assessments of band B

EPC

The property has the following assessments:

Floor	Band
Ground Floor Takeaway	D (78)
27b First & Second Floor	E (52)
27c First & Second Floor	C (71)

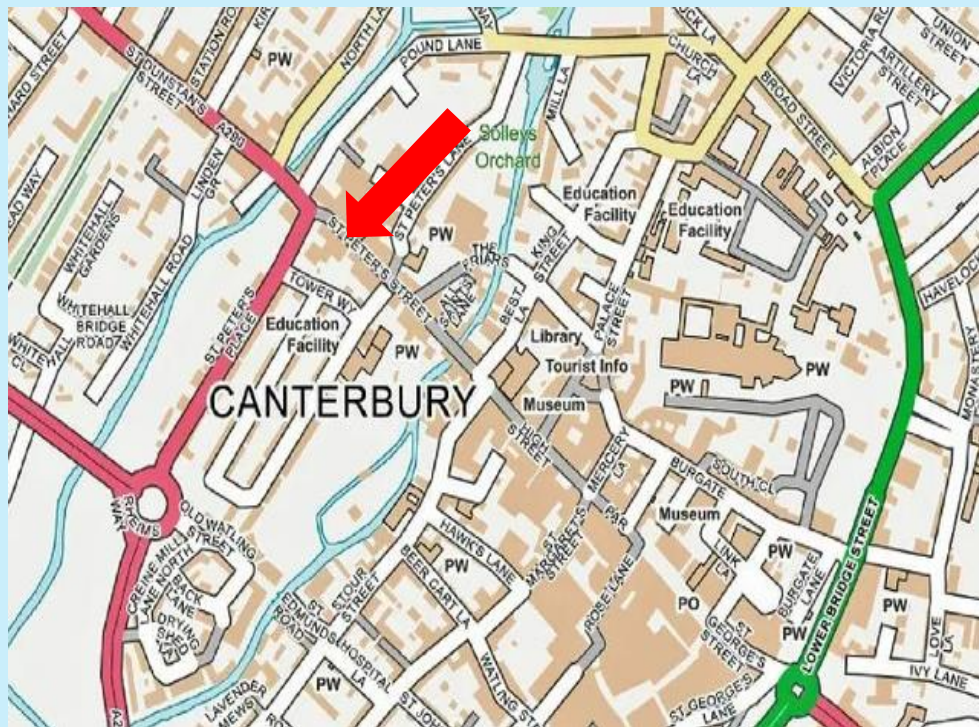


ACCOMMODATION

The property has the following floor areas:

Floor	Accommodation	m²	sq ft
Flat 27B	1 Bed Maisonette	50.8	547
Flat 27C	1 Bed Maisonette	48.0	517
Ground	Café/Shop	82.8	891
Basement	Cellar/Store	20.0	216
Total		201.6	2,171





## PROPOSITION & TERMS

The freehold interest is offered for sale subject to the existing tenancies described. We are instructed to seek unconditional offers in the region of £1,250,000 subject to contract and exclusive of VAT (if applicable). A purchase at this level will provide a purchaser with a potential net initial yield of around 6.5%.

## 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.

## PURCHASER INFORMATION

In accordance with Anti Money Laundering Regulations, we are required to obtain proof of identity for all purchasers.

## FURTHER INFORMATION

Interested parties can request a link to a data-room providing further information in relation to the property, including floor plans, EPCs, photographs, tenancy schedule and copies of the various leases/tenancy agreements.

## PLANS & BOUNDARIES

Any plans provided are for identifications purposes only

## VIEWINGS

Strictly by appointment through Sole Agents:

## BTF

William Hinckley  
Kathreen Robertson  
**01227 763663**

Details created 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.