



FOR SALE or TO LET
RETAIL UNIT SUITABLE FOR VARIETY OF USES

7 PALACE STREET CANTERBURY

**7 Palace Street,
Canterbury,
CT1 2DY**

**Ground Floor Retail Unit and
Basement Suitable for a Variety
of Uses**

FOR SALE or TO LET

91.5m² (905 sq ft)

- **Suitable for a wide range of uses**
- **Attractive Grade II Listed Building**
- **Basement Storage**

**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 is situated on the corner of Palace Street and Turnagain Lane overlooking the grounds of Canterbury Cathedral. Palace Street connects to Sun Street and Guildhall Street and is a popular destination for tourists with the main entrance to the Cathedral being in the Buttermarket which is a 2 minute walk away. Neighbouring properties include both national and independent eateries, boutique shops, jewellers and art galleries.

DESCRIPTION

The property comprises a painted period timber frontage with integrated personnel door leading into a ground floor retail area. There is a large basement area ideal for additional storage. The property is finished to a good standard and benefits from the following features:

- Wooden Flooring
- Feature Brick Wall
- Ground Floor WC facilities
- Excellent natural light

ACCOMMODATION

The property has the following floor areas (NIA):

Floor	Accommodation	m ²	sq ft
Ground	Retail	55.3	595
Basement	Store	36.2	310
Total		91.5	905

TERMS

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

Alternatively, the Freehold of the property is being offered for Sale with Vacant Possession of the ground floor retail unit and the upper floors being already sold on a long leasehold with ground rent collected by the Freeholder.

RENT

£22,500 per annum exclusive.

SALE

Our Client is seeking offers in the region of £350,000 for the freehold sale.

DEPOSIT

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

BUSINESS RATES

The tenant will be responsible for the payment of business rates, with the Rateable Value (RV) from April 2023 being:

Shop and Premises - £23,750

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

EPC

The property is currently being assessed within Band C (73). Further information and a copy of the certificate is available from the agent.

**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 Joint Agents:

BTF**CAXTONS**

William Giles
Kathreen Robertson
01227 763663

Vaughan Hughes
01227 788088

Details created May 2025





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