

LOCK UP USE CLASS E SHOP



**32 Palace Street,
Canterbury,
Kent,
CT1 2DZ**

LOCK UP SHOP

40.9 sq m (440 sq ft)

TO LET

- ▶ Grade II Listed
- ▶ Good secondary trading area
- ▶ 100% rates exemption for sole business



Location

The property is situated on the eastern side of Palace Street at its very northern end close to its junction with the Borough.

Palace Street is a busy specialist and tourist trading location known as the Kings Mile and which is close to the prime retail area in the High Street and the main entrance to the Cathedral in the Buttermarket. The famous and much visited 'Crooked House' is directly opposite the property and the main entrance to Kings School is within a few metres off the Borough.

Description

The property comprises a recently refurbished shop, mostly square in shape and a good display window. There is a kitchen, WC facilities and storage.

Accommodation

The accommodation comprises the following approximate net internal areas:

Description	SQ M	SQ FT
Sales	33.19	357
Kitchen	4.25	46
Store	3.47	57

Tenure

The property is available to let on full repairing and insuring terms at an initial rent of £13,000 per annum exclusive of all other outgoings.

Rates

According to the Valuation Office Agency website the property's description is "Shop & Premises" and the rateable value is £9,500.

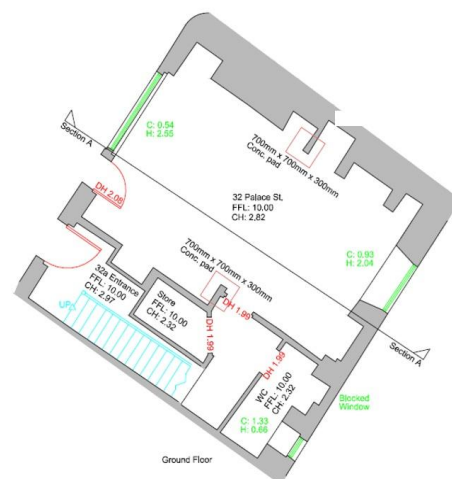
Legal Costs

Each party is to be responsible for their own legal costs.

EPC

The property has an energy performance rating of C(57)

NB:The Landlord will not accept barber shop, nail bar, and vape shop uses.



Viewing

By appointment, please contact:

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