

CITY CENTRE RETAIL UNIT(S)



27-28 Burgate Canterbury Kent CT1 2HA

LARGE RETAIL UNIT AVAILABLE AS ONE, OR TWO
SMALLER UNITS

51.99 – 124.88 sq m (560 - 1,345 sq ft)

TO LET

Offices at Gravesend, Gillingham, Maidstone and Canterbury

- ▶ Busy and popular central location
- ▶ Available as a single or two units.
- ▶ Close to Canterbury Cathedral
- ▶ Good retail frontage



Location

The property is situated on Burgate opposite Butchery Lane with Canterbury Cathedral to the rear.

Burgate is particularly popular with tourists as it leads to the main entrance of Canterbury Cathedral. Occupiers in the vicinity include Canterbury Cathedral Shop, The Edinburgh Woollen Mill, Trail Finders, Regus, Rymans and a variety of cafes and restaurants.

Canterbury is a cathedral city with a primary catchment population in east Kent of 400,000. In addition, there are approximately 4.2 million visitors and tourists to the district annually.

Description

The property comprises a ground floor mid terrace shop and is Grade II Listed. The shop front is wooden framed and has double display frontage to Burgate.

Facilities include a kitchen/staff room and WC.

The shop is currently one but may be split into two units.

Accommodation

The accommodation provides the following approximate net internal areas:

	Description	SQ M	SQ FT
27 Burgate	Retail	59.06	635
27 Burgate	Rear Kitchen/staff	13.83	150
28 Burgate	Retail	51.99	560

Tenure

The shop is available on a new full repairing and insuring lease for a term to be agreed at a rent of £50,000 per annum exclusive.

Alternatively, the units are available separately on new full repairing and insuring leases for a term to be agreed at a rent of £26,000 per annum each.

Rates

According to the Valuation Office Agency website the rateable value is £46,000 with effect from the April 2026.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

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

EPC

The property has an energy performance rating of B43.



Viewing

By appointment, please contact:

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