

# RETAIL PREMISES TO LET



- Popular, busy trading position on the Kings Mile
- 200m from High Street and Cathedral entrance at Butter Market
- Currently operating as Lilford Gallery who are relocating
- Striking glazed frontage

**3 Palace Street  
Canterbury  
CT1 2DY**

**TOTAL AREA:  
1,692 ft<sup>2</sup>  
157.15 m<sup>2</sup>**

**AVAILABLE AUGUST**

**£37,500 pax**

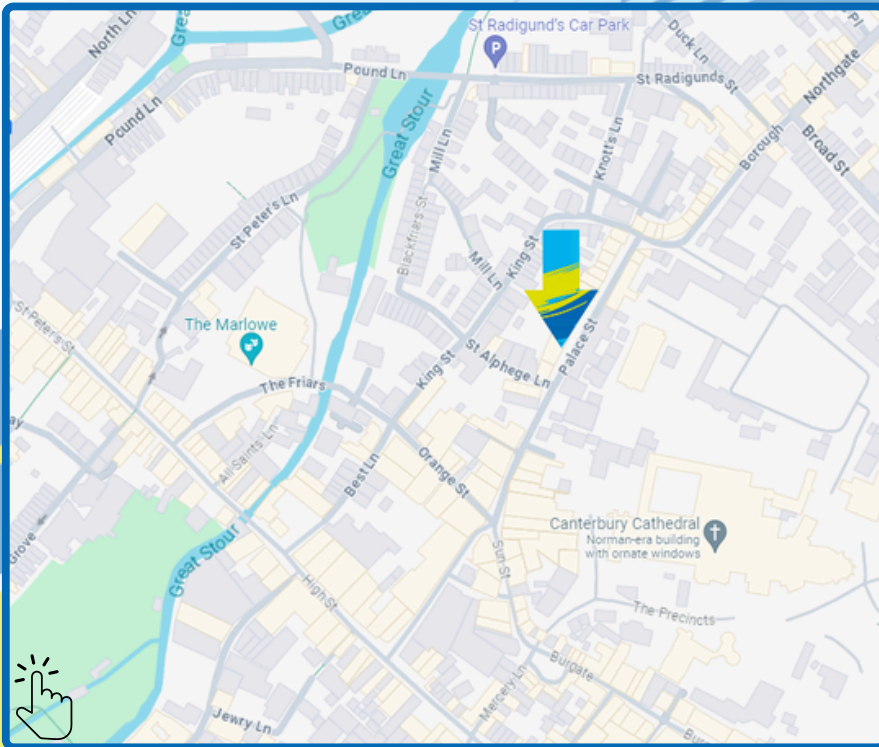


## Location

The property is situated on Palace Street, a busy specialist and tourist trading position on The Kings Mile.

The prime retail area in the High Street and the main entrance to Canterbury Cathedral in the Butter Market are within 200m

It is opposite The UNESCO World Heritage site of Canterbury Cathedral, Palace Street is popular with locals and tourists alike and is on the route of many guided city tours providing consistent passing trade.



## Description

Currently operating as Lilford Gallery, the property is suitable for a variety of uses within planning Use Class E.

With a mainly glass frontage, the building stands out from others on Palace Street and offers plenty of scope for eye-catching displays.

The front door opens into an open sales area with stairs along the left wall and a small raised area to the rear. There is a door into a storage room with a tea point.

The first floor has a large open sales area which is illuminated by the large window which offers views of the Cathedral towers. To the rear of the first floor are a toilet and a storage room which is accessed via a small staircase.

There is also a basement which is accessed via a hatch beneath the main stairs and offers ample secure storage.

**For further  
information contact:**

**Steve Wicks**  
[stevewicks@skelton.co.uk](mailto:stevewicks@skelton.co.uk)  
01304 849212

Commercial Property  
& Asset Manager  
**Stour Valley Group**



## Accommodation

### Ground Floor

Frontage	4.75m	15.6ft
Shop Depth	14.17m	46.5ft
Sales Area	58.52m <sup>2</sup>	630ft <sup>2</sup>
Rear Store	6.51m <sup>2</sup>	70ft <sup>2</sup>

### First Floor

Sales Area	45.18m <sup>2</sup>	486ft <sup>2</sup>
Cloakroom	-	-
Rear Store	6.51m <sup>2</sup>	70ft <sup>2</sup>

### Basement

Storage	40.43m <sup>2</sup>	435ft <sup>2</sup>
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NB: Floor areas stated are net internal and approximate



## Lease

The property is available from August to let on a new full repairing and insuring terms at an initial rent of £37,500 per annum exclusive of all other outgoings. Terms to be agreed.

## Planning

The current planning permission would accommodate a variety of uses within Use Class E. The prospective tenant should make their own enquiries with Canterbury City Council to establish whether or not their proposed use is acceptable.

## Rates

According to the Valuation Office Agency website the property's description is "Shop and Premises" and the rateable value is £30,250.

## Legal Costs

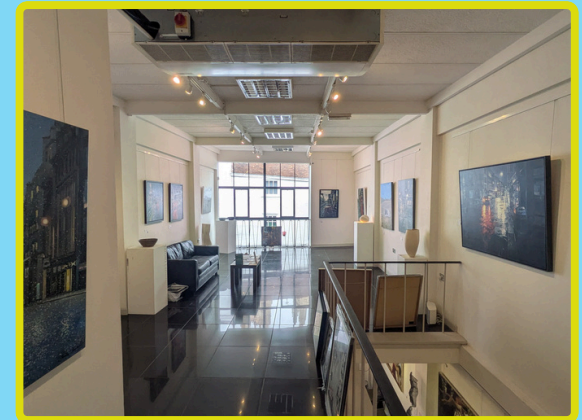
Each party is to be responsible for their own legal costs

## EPC

The property has an energy efficiency rating of D-90

## VAT

The Landlord has not opted to charge VAT



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