

CANTERBURY

SAXON FIELDS, FAIRBRASS WAY, CT1 3UA



Retail Units For Sale/To Let

LOCATION

Canterbury has a population of approximately 55,000 people and benefits from the historic Canterbury Cathedral. The City is also home to Canterbury Christ Church University and the University of Kent with c.40,000 students. The City has good road communications served by the arterial A2/M2 linking London and the nearby port of Dover. Canterbury has two mainline stations with services to London St Pancras (51 minutes) and London Victoria.

These newly developed commercial units are situated on the west side of the town. Based on Pentland Homes Saxon Fields development which will be made up of 750 newly built homes, a school, park, cricket pitch and allotments.

ACCOMMODATION

The units are arranged over the ground floor with the following approximate dimensions and net internal floor area:-

Unit	Size sq m	Size sq ft
Unit 1	64	692
Unit 2		Under Offer
Unit 3	64	692
Unit 4		Let

TERMS

Occupational leases for a term of years to be agreed, or long leasehold interests for a term of 999 years are available for each unit.

Unit	LLH Price	Annual Rent
Unit 1	£175,000	£15,000
Unit 2	-	-
Unit 3	£175,000	£15,000
Unit 4	-	-

SERVICE CHARGE

Unit 1	£1,063.53	Unit 3	£1,064.20
Unit 2	£2,196.21	Unit 4	£2,196.40

ENERGY PERFORMANCE CERTIFICATE

Copies of the EPCs are available on request.

RATING ASSESSMENT

The properties are yet to be assessed for rating purposes.

Prospective occupiers should make their own enquiries with the Valuation Office Agency.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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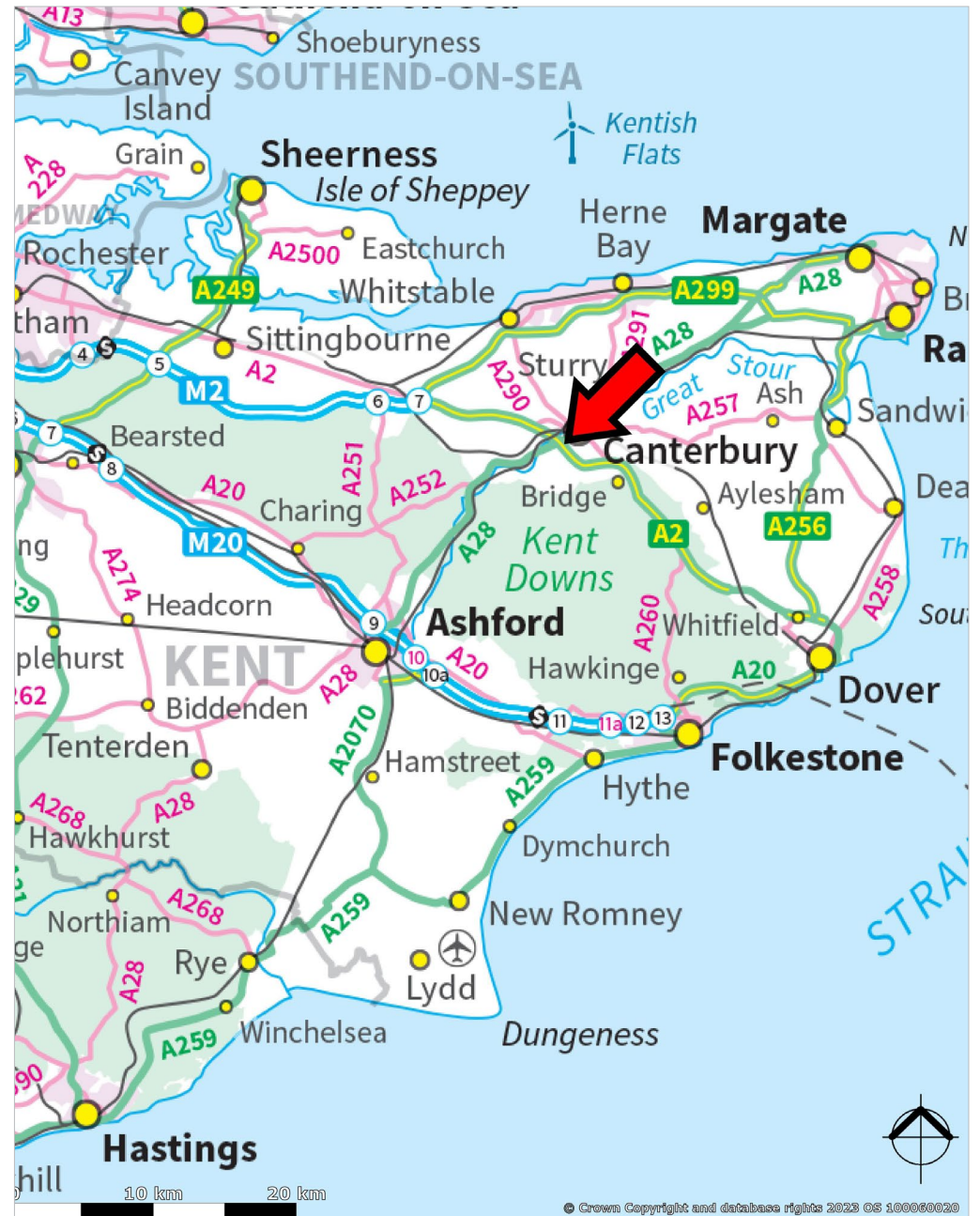
or joint sole agent:- Ned Gleave
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Subject to Contract and Exclusive of VAT

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