

47 Oxford Street, Whitstable, Kent, CT5 1DB

Tel: 01227 274471 / 262721

Email: info@countystateagents.co.uk

www.countystateagents.co.uk

COUNTY
Estate Agents

£20,000 per annum Oaten Hill, Canterbury, CT1



- Commercial Property
- Canterbury City Location
- Suitable for a variety of uses (STP)
- Large glazed retail area
- Large covered yard area
- Kitchen and Toilet facilities

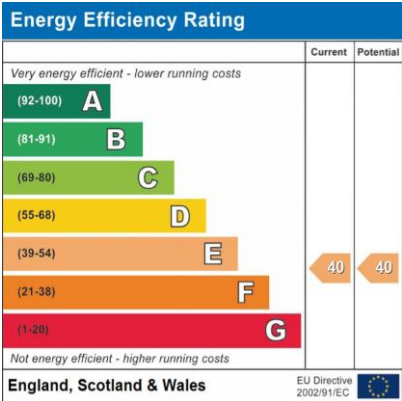
We have pleasure in offering this ground floor commercial premises, formerly a Boots Pharmacist but ideal for a variety of uses, subject to planning. The property has a main retail area at the front and a large covered yard area at the rear (no rear access) with a former dispensing cabin. Inside the premises you will find toilet and kitchen facilities, a large glazed retail area, various stores and the covered rear yard. The Landlord would be prepared to agree to alterations at the tenants expense to

facilitate a change of use.

The premises is available immediately and lease terms are negotiable with all ingoing legal fees payable by the tenant. Please see floor plans for full details and measurements.

Viewing strictly by appointment.

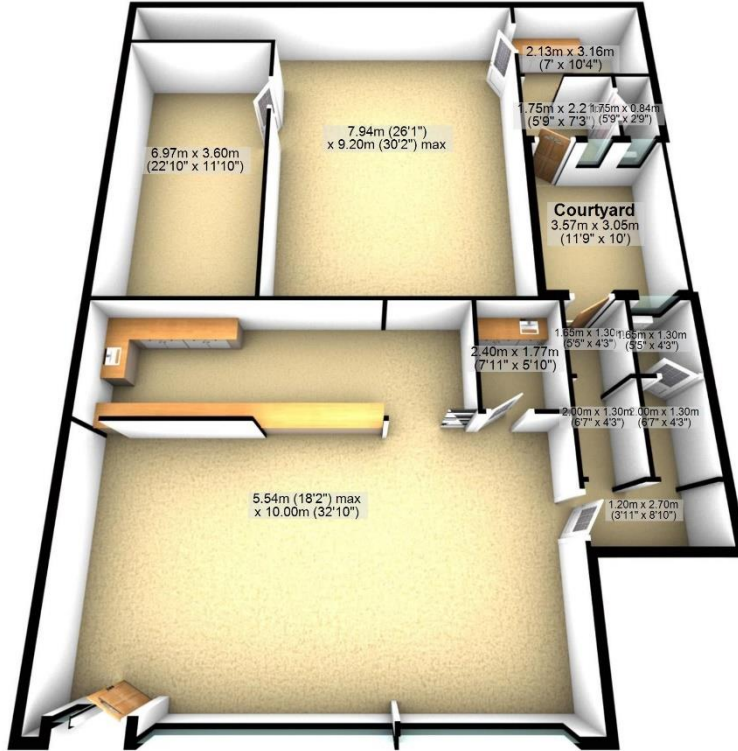
Oaten Hill, Canterbury, CT1





Ground Floor

Approx. 187.7 sq. metres (2020.6 sq. feet)



Total area: approx. 187.7 sq. metres (2020.6 sq. feet)

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS COUNTY ESTATE AGENTS

47 Oxford Street, Whitstable, Kent, CT5 1DB T: 01227 274471 E: info@countystateagents.co.uk W: www.countystateagents.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER COUNTY ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.