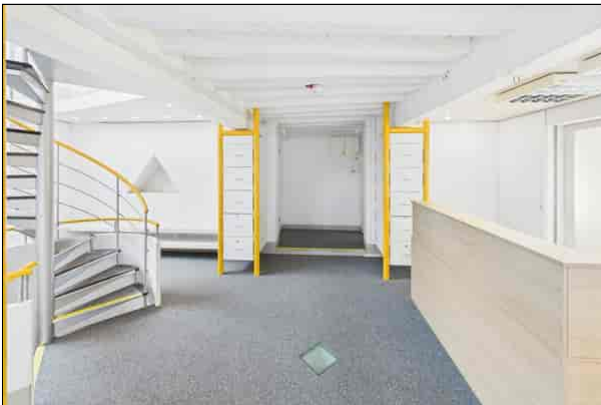


# Terence Painter

ESTATE AGENTS

- Office Premises To Let
- City Centre Location
- Approx. 105m<sup>2</sup> (1139m<sup>2</sup>) Gross Internal Space
- Ground & First Floors plus Basement
- New Commercial Lease Available
- Starting Rent of £16,000 Per Annum
- Great Potential For Various Uses
- Contemporary Internal Finish



**The Old Fire Station, King Street, Canterbury, Kent. CT12AJ.**

**Leasehold Per Annum Rental £16,000**

UNIQUE COMMERCIAL PREMISES TO LET LOCATED IN THE HEART OF CANTERBURY, WITH POTENTIAL FOR VARIOUS USES TO INCLUDE OFFICES, GALLERY OR TREATMENT ROOMS

These former dental practice premises are located in the heart of the city of Canterbury, close to the stunning ancient Cathedral and the renowned Marlow Theatre; with St Radigunds Street and Pound Lane car parks also both nearby. Internally the premises offers approx. 105m2 (1139sqft) of highly contemporary space including a feature central spiral staircase and an elevated picture window; whilst externally the property features quintessentially Kentish-style red brick elevations.

The premises are arranged over three floors, with a spacious open plan reception area/office and W.C. on the ground floor, with a feature galleried landing, main office/treatment room, kitchenette and W.C. on the first floor, and a store room at basement level.

The premises would in our opinion be suitable for a variety of uses which might include, use as offices, a gallery or treatment rooms; subject to any required planning consent and Landlord's approval.

The Landlords are looking to grant a new full repairing and insuring commercial lease for up to 7 years. To arrange your appointment to view please call the agents Terence Painter on 01843 866866.

Ground Floor

Entrance

Via double wooden doors to porch with further glazed entrance door leading to:

Reception & Office

8.62m x 4.52m (28' 3" x 14' 10") Spacious and bright reception and ground floor office space with feature elevated picture window to side and further window to front. Feature central spiral staircase leading to first floor and basement levels. Fitted filing cabinets, recessed lighting and storage. Air cooling and heating system. Carpet flooring.

W.C.

Fitted with low level W.C., wash hand basin with electric water heater over and laminate flooring.

Store Room

1.82m x 0.97m (6' 0" x 3' 2") With fitted shelves & cupboards.

Basement

Hallway

With double doors leading to:

Store Room

3.10m x 3.08m (10' 2" x 10' 1") With vinyl tiled flooring.

First Floor

Landing Area

Feature wraparound galleried landing area with feature picture window. Feature glazed screening with two doors leading to the main office area. Door leading to fire-escape. Access to walk-in storage area.

The Old Fire Station, King Street, Canterbury, Kent. CT12AJ. Per Annum Rental £16,000

### **Storage Area**

2.36m x 0.73m (7' 9" x 2' 5") With window to front.

### **Main Office**

4.66m x 4.53m (15' 3" x 14' 10") With feature coloured glass window to side. Carpeted flooring. Air cooling and heating system. Doors leading to kitchenette, storage area and W.C.

### **Kitchenette**

2.53m x 0.96m (8' 4" x 3' 2") Fitted with sink, counter top, storage cupboards and two high level windows. Laminate flooring.

### **Storage Area**

1.45m x 0.97m (4' 9" x 3' 2") With window to front. Fitted shelving.

### **W.C.**

1.22m x 0.81m (4' 0" x 2' 8") With low level W.C. and stainless steel wash hand basin. High level window to rear. Door to storage area.

### **Storage Area**

2.20m x 1.04m (7' 3" x 3' 5")

### **New Lease**

The Landlord is looking to grant a new renewable Full Repairing & Insuring Commercial lease up to a 7-year term, with a starting rent of £16,000 per annum, exclusive. Terms by negotiation.

### **Business Rates**

The current Business Rateable Value is £11,250.

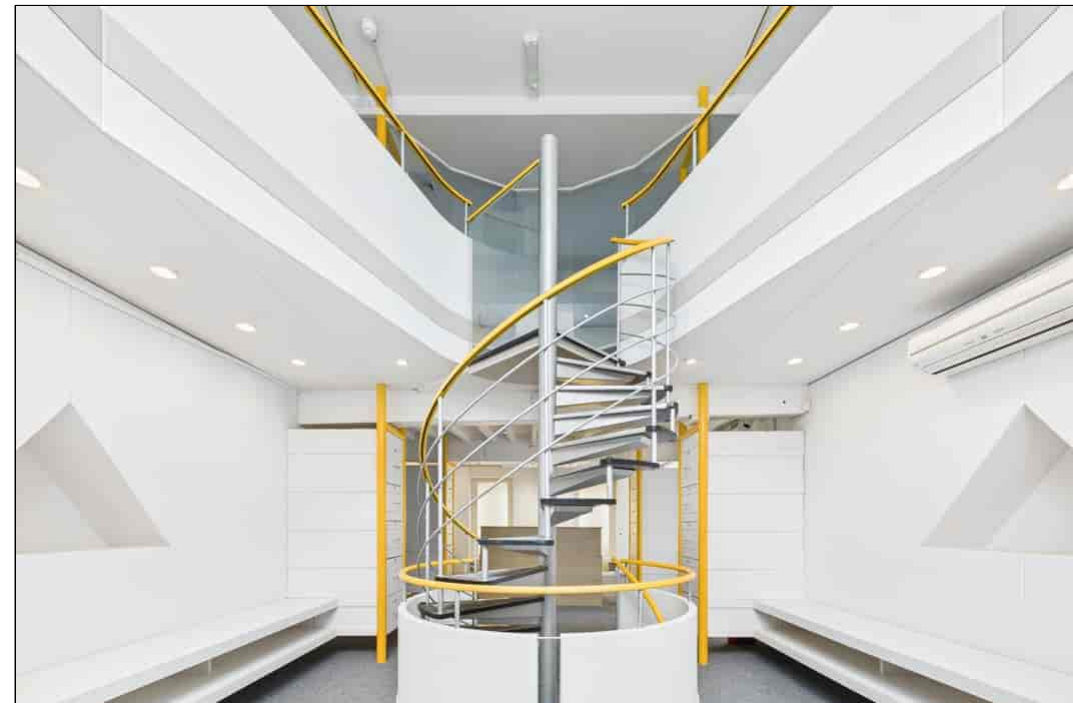
### **Planning/Change of Use**

We understand that the premises currently has consent for use as a dental surgery (Class D5). The property may be suitable for alternative uses, subject to any necessary planning consent and Landlord's approval.

All planning enquiries should be made to the planning office at Canterbury City Council on 01227 862 000 or to [www.canterbury.gov.uk/planning-and-building](http://www.canterbury.gov.uk/planning-and-building)

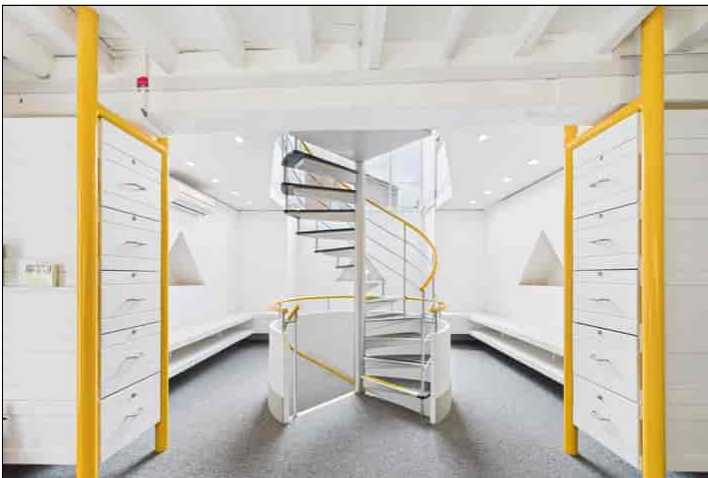
### **Agents Note - location**

The property faces Knotts Lane and can also be located using the post code CT1 2AJ.



**The Old Fire Station, King Street, Canterbury, Kent. CT12AJ.**

**Per Annum Rental £16,000**



## Energy Performance Asset Rating

More energy efficient

**A+**

Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**50** This is how energy efficient the building is



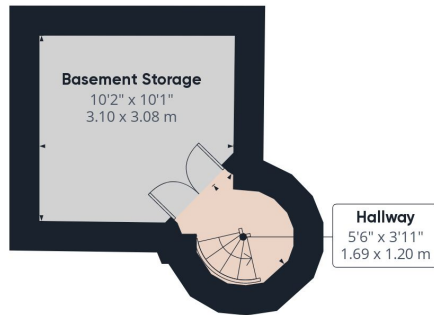
Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

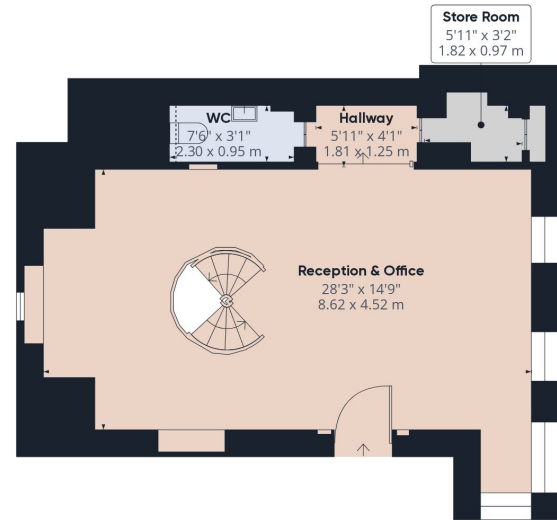
Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.

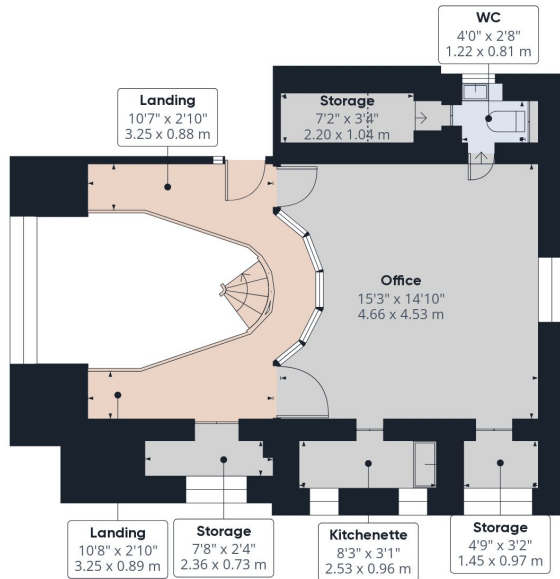




Basement



Ground Floor



Floor 1

**Terence Painter**  
ESTATE AGENTS

**Approximate total area<sup>(1)</sup>**

1139.8 ft<sup>2</sup>

105.89 m<sup>2</sup>

**Reduced headroom**

58.34 ft<sup>2</sup>

5.42 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**The Old Fire Station, King Street, Canterbury, Kent. CT12AJ.**

**Per Annum Rental £16,000**