

Commercial Units at Saxon Fields

Fairbrass Way, Canterbury, Kent CT1 3ZL



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS

- New Unique Art-Deco Inspired Units
- Suitable for Various Uses Within Class E (to Include Retail, Surgery, Café, Office & Leisure) and A5 Hot Food Takeaway
- EPC A Rating (Predicted Once Fitted Out)

BUSINESS UNITS
FOR SALE / TO LET
64.0 – 133.0 m² (692 – 1,431 sq ft)

LOCATION

The cathedral city of Canterbury is located around 60 miles south east of London, 28 miles east of Maidstone and 18 miles north-west of Dover. It has excellent connections with the A2 and A28 linking with the M2 and M20 motorways respectively, and two stations offering regular services to central London with journey times to London St Pancras of approximately 51 minutes.

SITUATION

The Commercial Units are situated within Pentland Homes Saxon Fields development. Consisting of up to 750 newly built homes.



DESCRIPTION

The property consists of four ground floor lock-up commercial units. Finished to 'shell and core' they will present in open plan having a glazed frontage and a floor to ceiling height of 3 metres.

Each unit will have all mains services capped and ready for fit out.

The units will not be let or sold with allocated car parking spaces but there will be up to 9 visitor parking spaces available.

ACCOMMODATION

The units have the following approximate floor areas and availability:

Unit	Floor	Area (m ²)	Area (sq ft)	Availability
1	Ground	64.0	692	For Sale/ To Let
2	Ground	133.0	1,431	For Sale/ To Let
3	Ground	64.0	692	For Sale/ To Let
4	Ground	133.0	1,431	For Sale/ To Let

USE

The units can be used for a variety of uses under Class E (Commercial, Business & Service) to include but not limited to:

- Retail
- Office
- Surgery / Clinic
- Leisure

A5 (Hot Food Takeaway) use is also permitted.

TERMS

The long leasehold interest (999 year virtual freehold) in the units are available for purchase with a fixed ground rent of £1.00 per annum.

Alternatively, the units are available to let by way of new effective Full Repairing & Insuring Leases for terms to be agreed.

PRICE/ RENT

An accommodation schedule denoting quoting prices and rents can be made available upon request.

SERVICE CHARGE

There is a service charge to be payable for the maintenance and upkeep of the common parts. Full details are available upon request.

DEPOSIT

In relation to any lettings, a deposit equivalent to a minimum of three months rent (plus the VAT equivalent sum) will be held for the duration of the term.

BUSINESS RATES

To be the responsibility of the purchaser/ tenant. The units will be assessed on completion of the works.

Prospective interested parties are encouraged to make their own investigations via the relevant rate paying authority.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

The units are predicted to be assessed within Band A following fit out.

LEGAL COSTS

Each party is to bear their own professional and legal costs.

VAT

All prices/ rents are quoted exclusive of Value Added Tax.

Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

PLANS

Any plans provided are for indicative purposes only and do not necessarily represent the finished development.

1967 MISREPRESENTATION ACT

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

VIEWINGS

Strictly by prior appointment through joint sole agents:

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