

60 St Peter's Street  
Canterbury  
Kent  
CT1 2BE

**£30,000 plus VAT per annum**

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 454111  
e: [canterbury@finns.co.uk](mailto:canterbury@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



Recently refurbished prime retail premises and upper parts in one of the City Centre's most prominent locations with excellent footfall, adjacent to the Eastbridge Hospital and the Weaver's Bridge

About 88.76 m<sup>2</sup> (955.40 ft<sup>2</sup>)

Available from April 2026

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**Situated:** 60 St Peter's Street is a former Franciscan Gardens shop, located in the heart of the City Centre, adjacent to the Grade I Listed Eastbridge Hospital and the Weaver's Bridge.

**Description:** 60 St Peter's Street comprises a ground floor retail premises with excellent footfall, offices on the first and second floors and a recently fitted kitchen.

In all, the ground floor area extends to 30.7 m<sup>2</sup> (330.45 ft<sup>2</sup>) and the first and second floors extend to 58.06 m<sup>2</sup> (624.95 ft<sup>2</sup>) – all measurements are taken from the Valuation Office Agency.

The ground floor has a storeroom, an accessible WC and a back door leading out to a small yard area which will be divided off by the landlord.

The first floor comprises an office and a kitchen, with two further offices and a WC on the second floor.

**Directions:** The What3Words coordinates are ///hills.deals.holds. The postcode is CT1 2BE.

**Tenure:** The premises will be offered for an initial term of five years on an Internal Repairing and Insuring lease. The lease will be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954. Consideration will be given to a longer term for a suitable tenant.

**Local Authority:** Canterbury City Council (01227) 862000. [www.canterbury.gov.uk](http://www.canterbury.gov.uk).

**Viewing:** Strictly by appointment with the agents. If you are unsure about any details of this property, please call Nicholas Rooke who has seen the property, prior to your visit. Telephone 01227 454111 or [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk).

**Planning:** The premises have been in retail use for many years, with offices in the upper parts. The Landlords will not consider letting the property for the sale of hot food and reserve the right to refuse any applications.

**Services:** Mains water, electricity and drainage. Gas fired central heating.

**Business Rates:** These will be the responsibility of the Tenant. The Rateable Value, with effect from 1<sup>st</sup> April 2026, is £16,500 per annum for the retail premises and £9,900 per annum for the first and second floors.

**Agent's Note:** The fire escapes from the adjoining Eastbridge Hospital pass through the property so the necessary rights to use these will be reserved in the lease.

**Landlord's Legal Costs:** The Tenant will be responsible for paying the Landlord's legal costs for the preparation and grant of the lease.

**VAT:** Commercial sales and lettings, release of tenancies and a number of other property transactions are subject to VAT and where relevant VAT is chargeable in addition to any consideration quoted. VAT is payable.

**Energy Performance Certificate:** The property has been assessed in Band 'C' with an Energy Rating of 68. Full details and a copy of the certificate and recommendation report are available on request or can be downloaded from [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

**Rent & Deposit:** A deposit equivalent to six months' rent plus VAT will be held against dilapidations and non-performance with no interest payable. The annual rent of £30,000 plus VAT is to be paid quarterly in advance by standing order.

These particulars were produced in February 2026.

**Agent's Note:** The Agent has not tested any apparatus, equipment fittings or services, and so cannot verify they are in working order, or fit for their purpose, neither has the Agent checked the legal documents to verify the freehold/leasehold status of the property. The Tenant is advised to obtain verification from their Solicitor or Surveyor.

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