



BRITTON
PROPERTY

Investment For Sale

61 Northgate
Canterbury, CT1 1BB



Town Centre Location

Mixed Use Investment with Residential Development Opportunity

Total Rent: £12,200pa

Vacant self-contained 1 bed flat at first floor

VAT Free Investment

Price: O/O £195,000

Location

Canterbury is one of England's most attractive and economically resilient historic cities, lying approximately 60 miles south-east of London. It functions as a major commercial, tourist, administrative and educational centre within Kent. The city benefits from dual carriageway access via the A2 (linking Dover to the south-east and the M2/M25 to the north-west) and excellent rail connectivity from Canterbury East and West stations, with frequent high-speed and conventional services to London Victoria, Charing Cross and St Pancras International.

The property occupies a prominent position on the north side of Northgate, close to its junction with Broad Street, in an established mixed commercial and residential thoroughfare. Surrounding occupiers comprise a range of local independent retailers and service operators, supported by the city's strong tourist footfall (centred on the UNESCO World Heritage Cathedral) and a substantial student population drawn from the University of Kent and Canterbury Christ Church University.

Description

The freehold comprises a traditional three-storey terraced building providing a ground-floor retail unit of approximately **33.2 sq m (357 sq ft)** currently trading as **Northgate Mini Market**, a vacant self-contained one-bedroom flat at first floor of approximately **40.5 sq m (436 sq ft)**, and a second-floor flat of approximately **80 sq m (861 sq ft)** sold off on a long lease.

Total accommodation extends to approximately **153.7 sq m (1,654 sq ft)**, inclusive of the sold-off upper flat.

Access to the residential accommodation is via a private rear entrance from Kings Mews. The first-floor flat is presented in a condition that offers clear scope for refurbishment and reletting or sale. There is a noted flying freehold element where the second-floor accommodation overlaps the floors below.

Investment Summary

The ground-floor shop is let to an individual trading as Northgate Mini Market (Northgate Mini Market Canterbury Ltd) on a new 10-year full repairing and insuring lease from 29 May 2026. The lease is contracted out of the Landlord and Tenant Act 1954 and contains five-yearly upward-only rent reviews, the first falling due on 29 May 2031. The tenant operates a single local convenience store from the premises.

Combined with the £200 p.a. ground rent receivable from the long-leasehold second-floor flat (125 years from June 2016), the property currently produces £12,200 per annum, with the additional benefit of a vacant one-bedroom flat ready for asset management.

Price

Offers over £195,000

EPC

On application



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Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



Viewing strictly by appointment with BRITTON PROPERTY -

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