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design concepts

CANTERBURY Sturry Road, CT1 1FX

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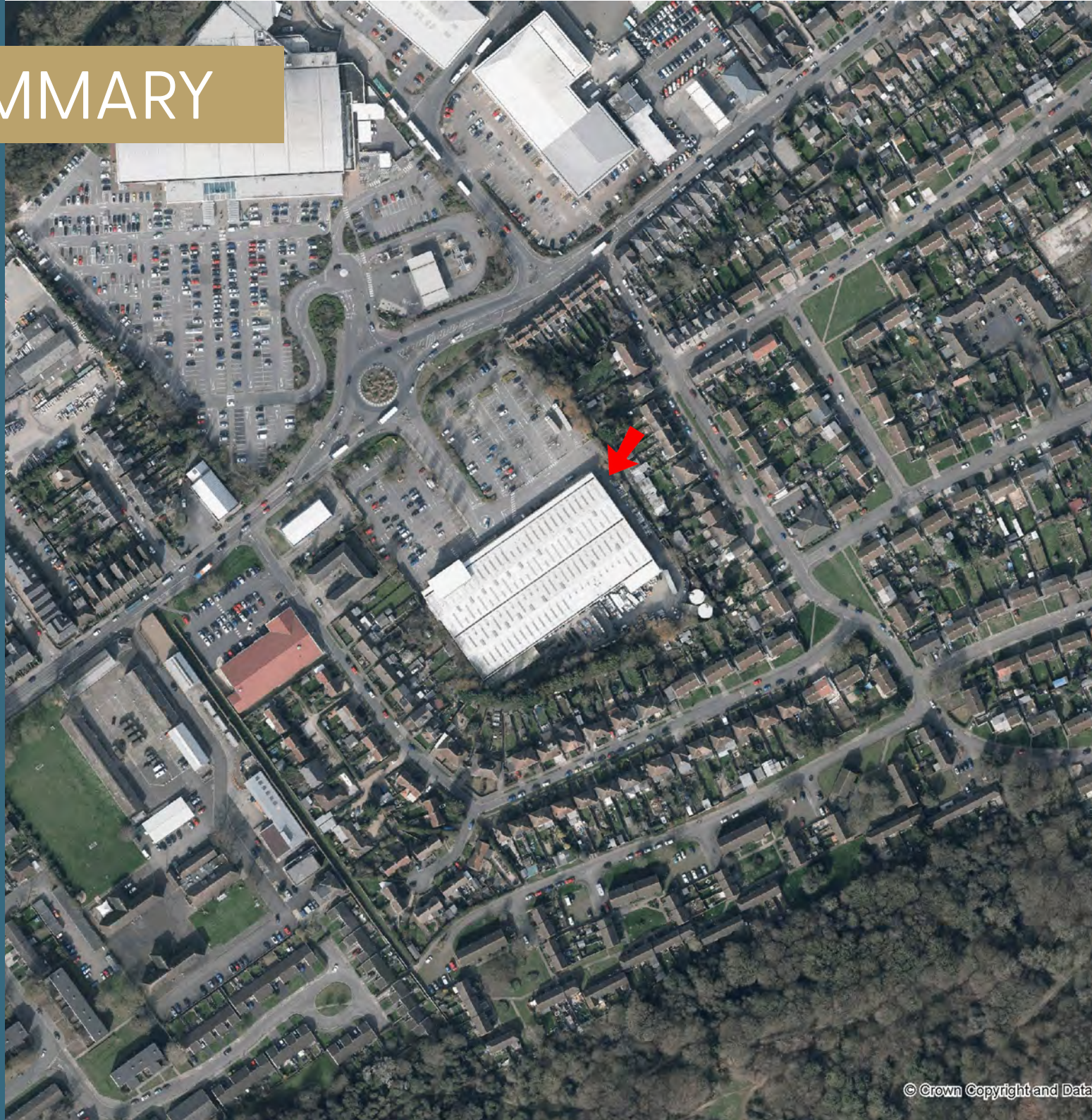
Cradick
RETAIL PROPERTY CONSULTANTS

ON BEHALF OF

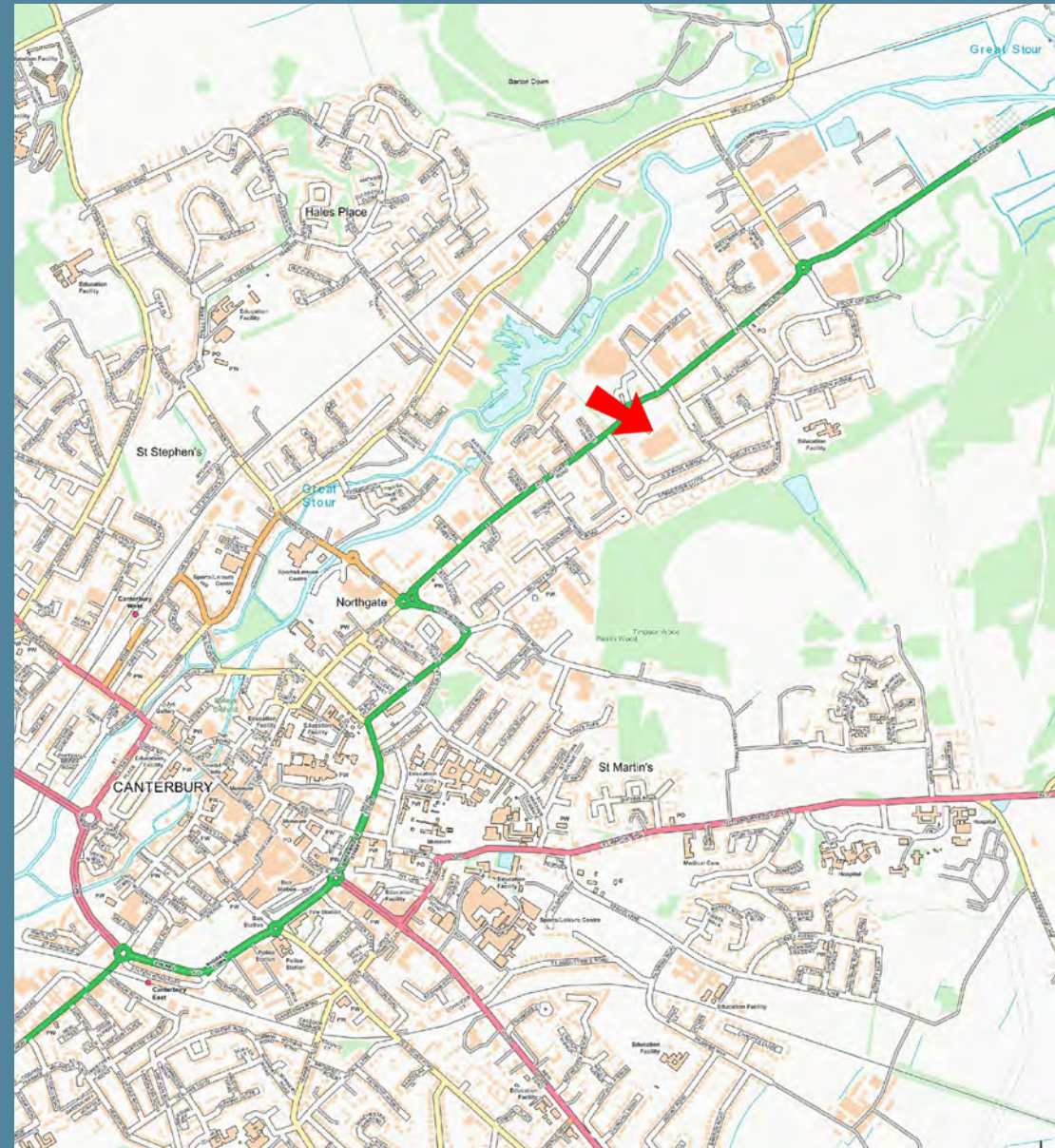
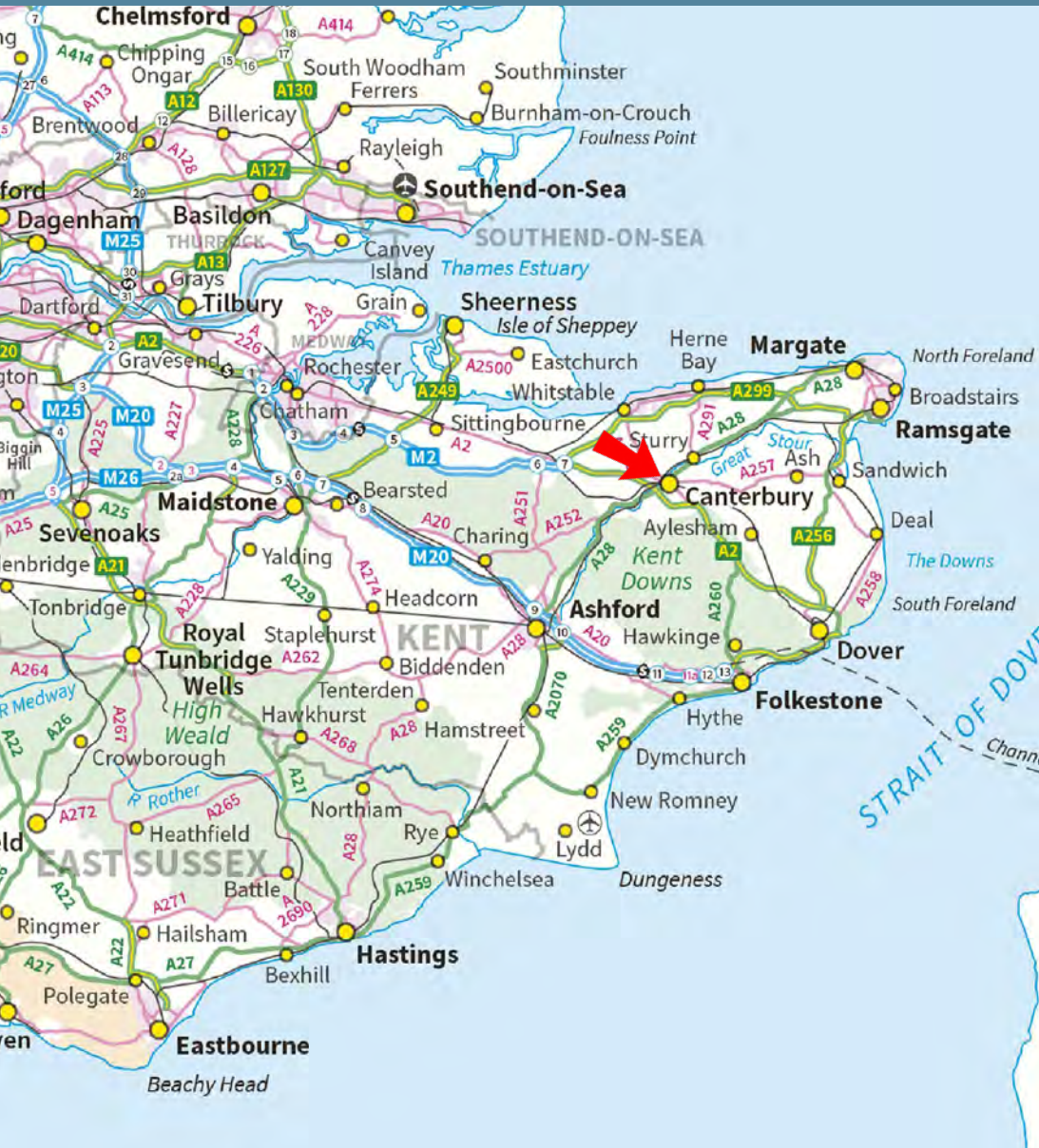


SUMMARY

- Retail/Restaurant premises adjacent new **Aldi** supermarket and **B&Q** in an established location within the City of Canterbury
- Notable occupiers nearby include **Pets at Home**, **Argos**, **B&M Home Store**, **Halfords** and **TK MAXX** to name a few
- Canterbury has a population of approximately 55,000 people and benefits from the historic Canterbury Cathedral
- The city is also home to Canterbury Christ Church University and the University of Kent with c.40,000 students
- The city has good road communications served by the arterial A2/M2 linking London and the nearby port of Dover
- Canterbury has two mainline stations with services to London St Pancras (51 minutes) and London Victoria



SITUATION



LOCATION

The property is situated on an established retail warehouse and trading location on Sturry Road, approximately one mile from the city centre and just off the A28, providing easy access to the A2/M2 to the west and to Thanet to the East.

Nearby occupiers include those on the adjacent Retail Parks, **B&M Home Stores**, **Argos Extra**, **Pets at Home**, **Halfords**, **The Range** and **Currys PC World** to name but a few.



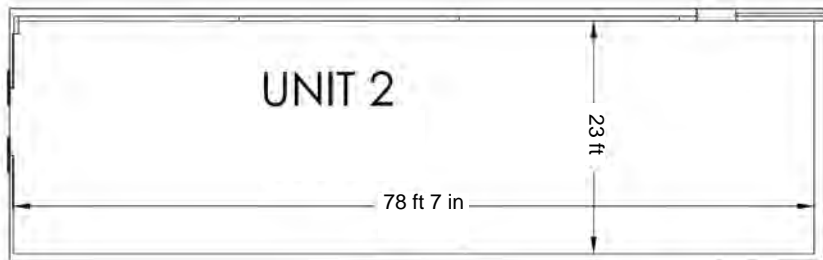
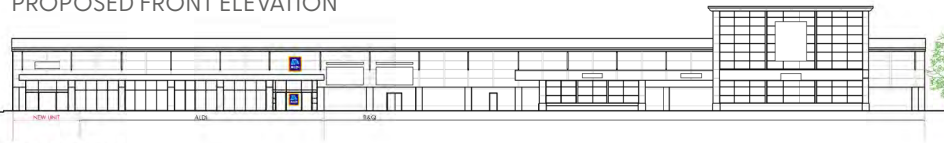
DESCRIPTION

The development will provide a new Aldi store alongside the existing B&Q, along with 300 customer car parking spaces. The premises is to be handed over in shell condition with capped off services.

The unit provides 1,787 sq ft GIA all at ground floor, with the approximate following areas and dimensions.

| | | |
|----------------|-------|-------------|
| Gross Frontage | 7.5 m | 24 ft 6 ins |
| Shop Depth | 24 m | 78 ft 7 ins |
| Internal Width | 7 m | 23 ft |

PROPOSED FRONT ELEVATION



TERMS

Available by way of a new effectively full repairing and insuring sub lease at a commencing rental of **£55,000** per annum exclusive for a term of years to be agreed.

EPC

Available upon request.

LEGALS

Each party is to be responsible for its own legal costs incurred in the transaction.



CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-



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