



Prime Character Corner Property – To Let
Opposite  **MOUNTAIN WAREHOUSE** & **claire's**

LOCATION

Canterbury is an affluent and historic city located approximately 60 miles south east of London and is regarded as one of Kent's premier retail centres with a population of approximately 144,000. The city also benefits from c. 6.3 million visitors per year.

The property occupies a prime location on the pedestrianised Parade at its junction with Butchery Lane, immediately adjoining **Vodafone** and opposite **Mountain Warehouse, Claire's** and **Hotter Shoes**.

Nearby occupiers also include **Pret a Manger, Crew Clothing, FatFace, Office** and **Hotel Chocolat**.

The nearby **Whitefriars Shopping Centre** is anchored by **Marks & Spencer, Boots** and **Fenwick** and benefits from 530 car parking spaces. Other notable tenants include **Zara, H&M, Next, La Senza** and **River Island**.

ACCOMMODATION

The property comprises a former TSB Bank and is arranged over four floors with the following approximate dimensions and net internal floor areas:-

Gross Frontage	10.05 m	33 ft 0 ins
Return Frontage	13 25 m	43 ft 6 ins
Internal Width	9.34 m	30 ft 8 ins
Shop Depth	11.02 m	36 ft 2 ins
Ground Floor Area	89.10 sq m	959 sq ft
Basement	66.90 sq m	720 sq ft
First Floor	70.50 sq m	759 sq ft
Second Floor	47.38 sq m	510 sq ft
Total NIA	273.88 sq m	2,948 sq ft

The first and second floors are accessed internally but also benefit from separate access via Butchery Lane.

TERMS

The property is available by way of a new 10 year FRI lease at a commencing rental of **£70,000 per annum**, subject to a mid-term upward only rent review.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within Band D. A copy of the EPC is available upon request.

RATES

Current Rateable Value	£68,000
Rate in the £ (2024/25)	54.6p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL COSTS

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

CONTACT

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

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Subject to Contract and Exclusive of VAT (if applicable).

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Experian Goad Plan Created: 23/05/2023

Created By: Cradick Retail

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