

# CANTERBURY

9 HIGH STREET CT1 2JH



Prime Shop To Let  
Affluent City Centre Location

## LOCATION

Canterbury is an affluent city in Kent with a population of c.55,000, situated 15 miles north east of Ashford and 17 miles north west of Dover.

The city is served by excellent bus links to the surrounding areas and benefits from good road communications with the A2 and M2, linking Canterbury to the Channel Tunnel, ports at Dover and surrounding coastal towns.

The property occupies a prominent trading position on the eastern side of the pedestrianised high street, adjoining Lush. Other nearby occupiers of note include **Holland & Barrett**, **Caffé Nero**, **Vision Express**, **Pret A Manger** and **Costa Coffee**, whilst the property is a short walking distance from Canterbury Cathedral and The Whitefriars Shopping Centre.

The Whitefriars Shopping Centre benefits from 530 car parking spaces, whilst anchor tenants include **Marks & Spencer**, **Boots** and **Fenwick** and other notable tenants include **Bill's**, **Clarks**, **Flying Tiger**, **Greggs**, **H. Samuel**, **H&M**, **Hobbs**, **Sports Direct**, **McDonalds**, **Metro Bank** and **Primark**.

## ACCOMMODATION

The unit is arranged over 4 floors providing the following approximate areas:

Ground Floor Sales	88.07 sq m	948 sq ft
Ground Floor Ancillary	3.6 sq m	39 sq ft
First Floor Ancillary	78.59 sq m	846 sq ft
Second Floor Ancillary	64.47 sq m	694 sq ft
Third Floor Ancillary	18.77 sq m	202 sq ft
<b>Total NIA</b>	<b>253.5 sq m</b>	<b>2,729 sq ft</b>

## TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease at a commencing rental of **£65,000 per annum**, subject to 5 yearly upward only rent reviews.

## ENERGY PERFORMANCE CERTIFICATE

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

## RATES

Current Rateable Value	£49,250
Rate in the £ (2023/24)	49.9p

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

## LEGAL COSTS

Each party is responsible for their own costs incurred in a transaction.

## CONTACT

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

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