



38 High Street, Canterbury, Kent CT1 2RY

GROUND FLOOR RETAIL SUITABLE FOR A VARIETY OF
USES WITH UPPER FLOOR STORAGE AND OFFICES

TO LET

- ▶ Attractive property in the heart of the city centre
- ▶ Strong pitch in High Street located amongst variety of chain retailers
- ▶ Suitable for café/restaurant use
- ▶ New FRI lease available



Location

Canterbury is the main retail centre in east Kent and the city is a popular tourist destination, with over 2 million visitors annually. Communications to Canterbury are good with the A2/M2 passing to the south of the city providing access to Dover to the east and the national motorway network to the west.

The property occupies a strong retail pitch along the pedestrianised High Street in the heart of the city centre. Other occupiers in the immediate vicinity include Pizza Hut, Holland and Barrett, Cafe Nero, Thompson Holidays, Franco Manca and numerous other well know national chain retailers.

Description

The property comprises an attractive Grade II listed mid-terrace building arranged over basement, ground and three upper floors.

At ground floor level there is a glazed double shop front with a central recessed pedestrian entrance door. The ground floor is currently fitted out as a restaurant with a commercial kitchen to the rear.

The first floor is on a split-level and comprises a number of rooms used for storage. A further staircase leads to the second floor, which is also on a split-level and provides additional storage space. On the third floor there is another storeroom, together with an attic room to the front.

To the rear is a small concrete surfaced yard bounded by the adjoining buildings with access via the rear of the shop.

Accommodation

The property has the following approximate net internal areas:

Description	SQ M	SQ FT
Ground - Retail Sales (ITZA)	45.24	487
First – Office and Storage	48.58	523
Second - Storage	42.00	452
Third - Storage	36.32	391

Terms

The property is available on a new FRI lease at a rental of **£60,000 per annum exclusive**.

VAT will be paid.

Rates

The property has a rateable value of £44,000.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

Both parties legal costs are to be paid by the ingoing tenant.

EPC

The property has an energy performance rating of E(109)



Viewing

By appointment, please contact:

Vaughan Hughes
vhughes@caxtons.com
07791 666620
01227 788088

