



## 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.

Canterbury hosts over 30,000 university students with the city being home to the University of Kent's main campus along with Canterbury Christ Church University. The city also benefits from c. 6.3 million visitors per year.

The property occupies a trading location on Mercery Lane, benefiting from direct footfall between The Parade and Christchurch Gate. Nearby occupiers include **Pret A Manger**, **The Ivy**, **Hotel Chocolat**, **Office, Côte**, **Waterstones**, **Caffè Nero** and **Lloyds Bank**.

## ACCOMMODATION

The property is arranged over the ground floor and basement with the following approximate gross internal floor areas:-

Ground Floor Sales	72.5 sq m	780 sq ft
Ancillary	13.6 sq m	147 sq ft
Basement (hatch access)		
WC		
<b>Total</b>	<b>86.1 sq m</b>	<b>927 sq ft</b>

## TERMS

The property is available by way of a new full repairing and insuring lease at a commencing rent of **£40,000 pa.**

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band C. A copy of the EPC is available on request.

## RATING ASSESSMENT

Current Rateable Value                      £23,000

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

## LEGAL FEES

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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Subject to Contract and Exclusive of VAT



