

PRIME CLASS E
OPPORTUNITY

CANTERBURY

12 THE PARADE

SUBJECT TO VACANT POSSESSION



Description

The premises occupies a prime position on the pedestrianised Parade in Canterbury city centre. It is situated close to The Whitefriars Shopping Centre and Canterbury's main high street, benefitting from strong retail activity and high tourist footfall. Canterbury Cathedral, attracting around 900,000 visitors annually, is just a two-minute walk away.

The premises are adjacent to **Bird & Blend** and **NatWest**, with other notable retailers nearby including **Amorino**, **Office**, **New Look**, **Barclays**, **Vodafone**, and **M&S**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground, basement, first and second floors, comprising the following areas:

Ground Floor Sales	654 sq. ft.	(59.92 sq. m.)
Ground Floor Ancillary	221 sq. ft.	(20.53 sq. m.)
Basement Ancillary	294 sq. ft.	(27.31 sq. m.)
First Floor Ancillary	439 sq. ft.	(40.78 sq. m.)
Second Floor Ancillary	511 sq. ft.	(47.47 sq. m.)

Lease

The premises are available on a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

£60,000

per annum exclusive.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£35,500
UBR (25/26)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

A full Energy Performance Certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

By appointment through sole agents, **Green & Partners**, contacting:

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Subject to Contract

