

RESTAURANT TO LET

CANTERBURY

3-5 LONGMARKET



Description

Canterbury is an historic cathedral city in southeast England, best known for its religious significance, medieval charm and literary heritage.

The property occupies a prime position fronting Longmarket/The Parade, adjacent to **O2** and **Cote** and in proximity to **The Ivy, Wagamama, White Stuff, Clarendon Art, Metro Bank, Fat Face, Bills** and **Marks & Spencer**.

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

Accommodation

The premises are arranged over ground, first and second floors, providing the following approximate areas:

Gross Frontage	23 ft 5 ins	(7.14 m)
Net Frontage	22 ft 1 ins	(6.74 m)
Ground Floor Sales	1,676 sq. ft.	(155.7 sq. m)
First Floor Sales	2,615 sq. ft.	(242.9 sq. m)
Second Floor Ancillary	2,493 sq. ft.	(231.6 sq. m)

Lease

The unit is available by way of a new effective FRI lease, subject to vacant possession.

Rent

£130,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £45,000 per annum.

Business Rates

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

Rateable Value	£138,000
UBR (26/27)	0.43p

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

EPC

The property has an EPC rating of D 88. A full report is available upon request.

Legal Costs

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

Viewing

Staff are unaware and viewing is strictly by appointment through sole letting agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Frankie Souto **07497 390998**
frankie.souto@greenpartners.co.uk

Subject to Contract

