

CLASS E OPPORTUNITY

CANTERBURY

11/14 BUTCHERY LANE



Description

The property is situated along a prominent thoroughfare to **Canterbury Cathedral** and in proximity to operators including **Cote, Wagamama, The Shakespeare Pub & The City Arms**. Please see attached street traders plan highlighting the unit's location.

Accommodation

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

Ground Floor NIA	2,005 sq. ft.	(186.26 sq. m)
First Floor NIA	1,481 sq. ft.	(135.58 sq. m)
Second Floor NIA	1,346 sq. ft.	(125.04 sq. m)

Lease

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

Planning

The premises benefit from A3 / Class E planning consent.

Rent

£65,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £17,391 per annum.

Business Rates

The unit has recently been created and therefore no assessment is available. Interested parties are advised to make their own enquiries to the local authority.

EPC

The property has an EPC rating of C 69. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through sole letting agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



Experian Goad Plan Created: 20/01/2021
Created By: Green and Partners

50 metres

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