

CLASS E OPPORTUNITY

CANTERBURY

7 HIGH STREET



Description

Canterbury is an affluent and historic City, located approximately 60 miles to the South East of London and is regarded as one of Kent's premier retail centres. The City also benefits from approximately 6.3 million visitors per year.

The property occupies a prime position fronting the High Street. Notable occupiers in close proximity include **Sainsbury's, Five Guys, The Works, Lloyds Bank and Holland & Barrett.**

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

Accommodation

The premises are arranged over ground and basement, providing the following approximate net areas:

Ground Floor Sales	2,063 sq. ft.	(191.66 sq. m)
Basement	1,615 sq. ft.	(150.04 sq. m)

Lease

The unit is available by way of a new FRI lease, for a term to be agreed.

Rent

£70,000

per annum exclusive.

Subject to Contract

Business Rates

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

Rateable Value	£96,500
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of E 123. 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 joint agents, **Green & Partners**, contacting:

Harry Silcock 020 7659 4839
harry.silcock@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Or, **CWM**, contacting:

Archie Morriss 07837 630 523
Archie.morriss@gcw.co.uk

Callum Mortimer 020 7647 4824
callum.mortimer@gcw.co.uk

020 7647 4824

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk



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