

SHOP TO LET - STAFF UNAWARE

CANTERBURY

15 High Street, Canterbury, CT1 2JE



Savills London

33 Margaret
Street London
W1G 0JD

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Key Highlights

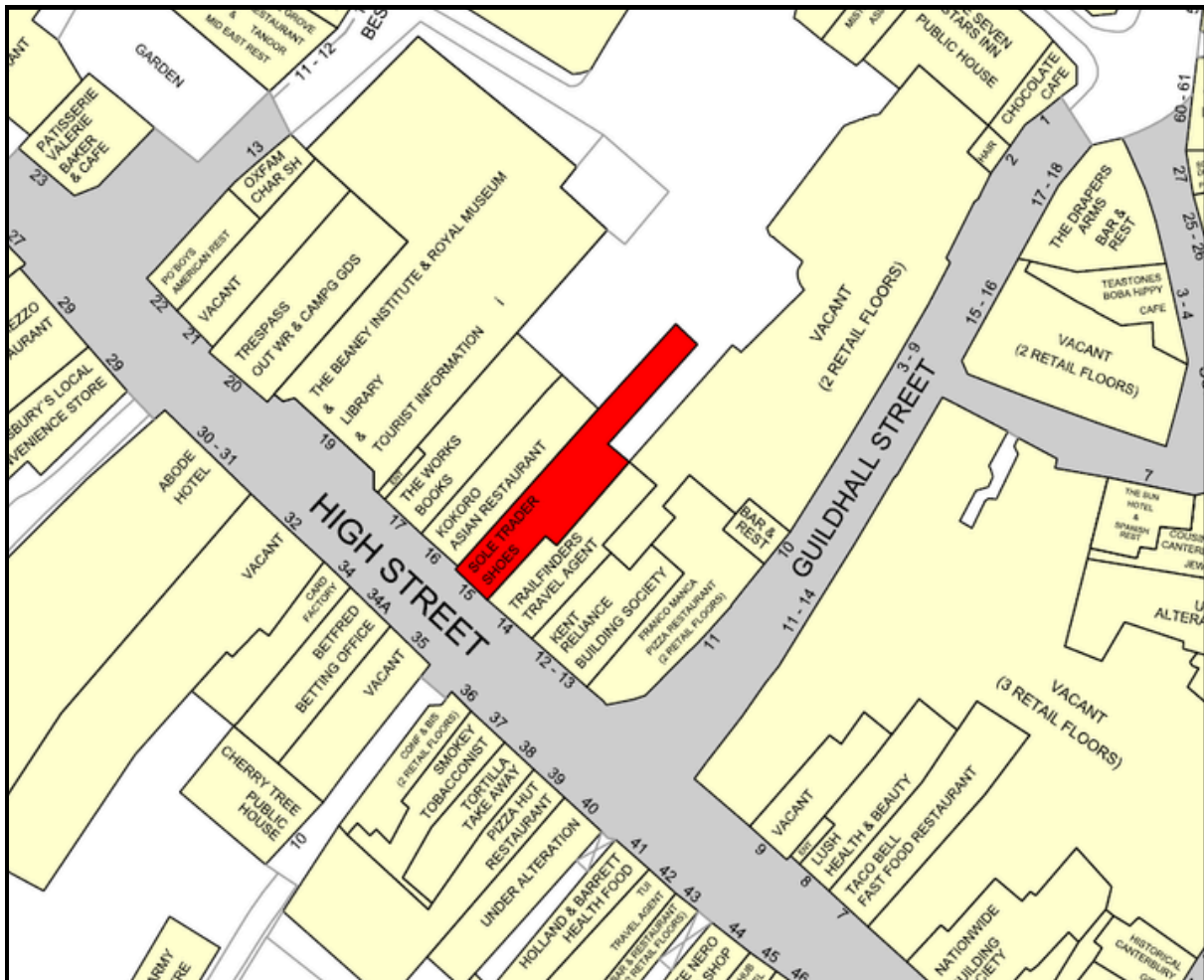
- Prominent retail premises positioned in a prime location on Canterbury High Street.
- Nearby occupiers include, Trespass, Tortilla, Franco Manca, Kokoro, Holland & Barrett, Lush and The Abode Hotel.
- The unit benefits from a frontage to the busy pedestrianised high street.
- Located a short walk from Canterbury Cathedral, a UNESCO World Heritage Site
- Outside of the local population, the City boasts a further 8 million visitors per year.

Accommodation

The unit is arranged over ground floor only, providing the following net internal floor areas:

Ground Floor : 1,735 sq ft 161 sq m

Total: 1,735 q ft 161 sq m



Viewing & further information

Further Information & Viewing upon request. Viewing strictly via appointed agents only :

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Rent

We are seeking offers in the region of £80,000, per annum exclusive.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, and subject to 5 yearly upwards only rent reviews.

Rates

Rateable Value (2024/25) £48,250

UBR: £0.499

Rates Payable: £24,076.75 pa

Parties are advised to make their own enquiries with the Local Authority

Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

Legal Costs

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

EPC

A valid EPC for this property can be made available upon request.




Canterbury Cathedral

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