

01227 788088

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6 Orange Street, Canterbury, CT1 2JA



**CITY CENTRE BAR WITH A4 USE CLASS 746 FT² (69.31 M²)
TO LET**

FEATURES

- Close to the Marlowe Theatre and other restaurants and bars
- Well established turn key business
- Dual Frontage

CONTACT



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LOCATION

The property is located in Canterbury, a historic cathedral city and home to two World Heritage sites in east Kent approximately 48 kms east of the county town of Maidstone and 105 kms south east of central London. The city has a population of approximately 40,000 with a regional population of 150,000. There is an estimated 28,000 students in higher education in Canterbury and approximately 2 million tourists visit the city each year.

DESCRIPTION

The property is situated in the heart of the city centre on the southern side of Orange Street, between the junction of Palace Street, Sun Street and Guildhall Street to the east, where there is an array of cafes, restaurants and shops.

The property is currently trading as Teatros Bar and is a stylish bar specialising in on-trend and traditional cocktails, extensive wine and fizz list, premium beers and spirit range.

ACCOMMODATION

The property comprises the following approximate net internal areas:

Description	M ²	Ft ²
Bar Area	64.57	695
Kitchen	4.74	51
Ladies, Gents & Disabled WC's		
	69.31	746

TERMS

Lease and Rent

The property is available to let by assignment of a new 10 year fully repairing and insurance with a break option at the end of the fifth year at a rent of **£24,000 per annum** plus VAT per annum exclusive. A service charge is payable to cover external maintenance and insurance. The current owner is looking for a premium to include fixtures and fittings.

Planning

The prospective tenant should make their own enquiries with the local authority to establish whether or not their proposed use is acceptable.

Legal Costs

The incoming tenant is to be responsible for both parties legal fees.

Business Rates

According to the Valuation Office Agency website the Rateable Value is £14,250 The Uniform Business Rate for the year 1st April 2018/2019 is 48p in the £. Certain reductions may be available. For a guide to business rates please see www.gov.uk.

EPC

Energy performance Asset Rating D100.

Viewing

Via Sole Agents Caxtons 01227 788088

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