



Prominent Corner Unit – To Let  
Suitable for Restaurant Use (Class E)



## LOCATION

The shop occupies a prominent corner position at the junction of pedestrianised Burgate and Butchery Lane, a popular trading location within the City. Quality occupiers within the immediate vicinity include **Byron Burger, Wagamamas, Pret and Jack Wills**.

Canterbury Cathedral, The Whitefriars Shopping Centre and the city's main car parks are all a short walk away.

## DESCRIPTION

The property comprises an attractive and substantial Grade II listed building, currently laid out as sales on ground and first, with ancillary at basement, second and third floors. The unit benefits from primary frontage on Burgate with extensive return frontage on Butchery Lane. There are access points into the main shop from both frontages. Approximate areas and dimensions as follows:-

Gross Frontage	9.38 m	30 ft 8 ins
Return Frontage	20.48 m	67 ft 2 ins
Ground Floor Sales	162.58 sq m	1,750 sq ft
First Floor Sales	133.03 sq m	1,432 sq ft
Second Floor Store/Staff	86.02 sq m	926 sq ft
Third Floor Store	19.88 sq m	214 sq ft
Basement Store	58.80 sq m	633 sq ft
<b>Total NIA</b>	<b>460.31 sq m</b>	<b>4,955 sq ft</b>

## PLANNING

The property benefits from planning consent for restaurant/café. The property otherwise lends itself well to a variety of alternative uses under planning use Class E, including retail, offices, and medical centre.

From 1st September 2020 onwards, if a building or other land is being used in a way falling within Class A1 (shops), A2 (financial and professional services), A3 (restaurants and cafés), B1 (business), D1 (clinics etc) or D2 (gymnasiums etc), then it will be treated as though it is being used for a purpose specified in the new Class E. Change of use to another use within Class E will be allowed without the need for planning permission.

## TERMS

The premises is available by way of a new full repairing and insuring lease for a term of years to be agreed, at a commencing rent of **£69,500 per annum exclusive**, subject to 5 yearly upward only rent reviews.

## RATES

Current Rateable Value £65,000

Rate in the £ (2021/22) 51.2p

Prospective occupiers should make their own enquiries to verify this information.

## ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C.

## LEGAL COSTS

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

## CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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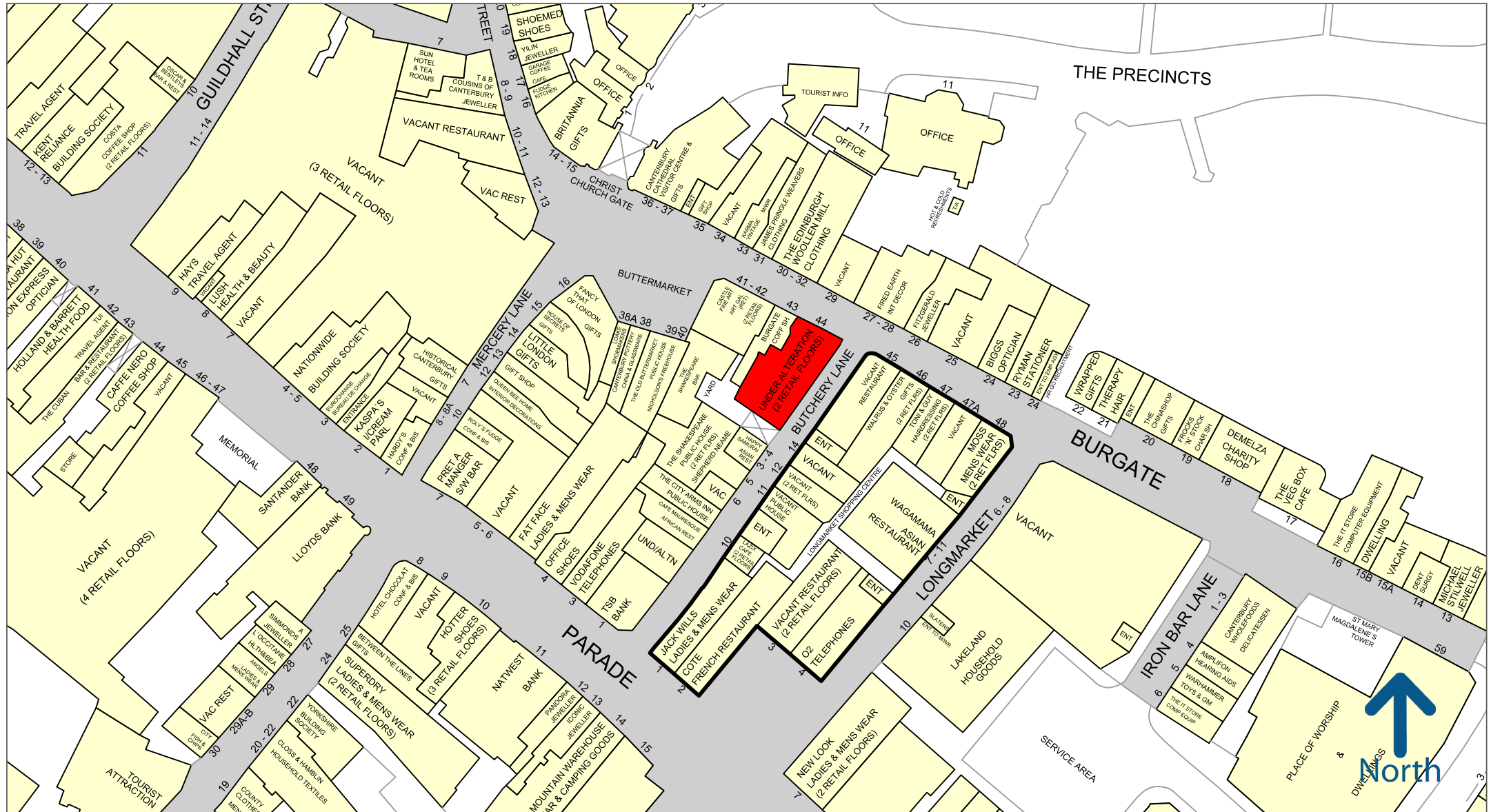
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Experian Goad Plan Created: 19/05/2021  
Created By: Cradick Retail



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