

To Let

14 Rose Lane, Canterbury, Kent, CT1 2ST

For further information
please contact:

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Location

The subject property is situated in the affluent cathedral city of Canterbury, which is located 17 miles west of Margate and 17 miles north of Folkestone. Canterbury is well connected by a combination of road and railway links.

The property is well positioned on Rose Lane and is adjacent to the Whitefriars Shopping centre. The vast majority of the nearby occupiers are multinationals and include Primark, Tesco's, Marks & Spencer and Swarovski.

Description

The property is a mid terraced building and the Bank's demise comprises the ground and first floors, together with 3 car parking spaces. The property consists of the following approximate areas measured on a net internal basis:

Ground floor:	299 sq m	3,220 sq ft
First floor:	163 sq m	1,754 sq ft
Total:	462 sq m	4,974 sq ft

Lease

Assignment of the existing lease due to expire 13/06/2020. Alternatively a sub-lease might be available.

Rent

£90,000 pax

Planning

The unit benefits from A2 use.

VAT

VAT, if applicable, will be charged at the standard rate.

Business rates

We understand that the property is assessed as follows:

Rateable value: £90,000

UBR (2018/19): 0.493p

Rates Payable: £44,370 pa

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

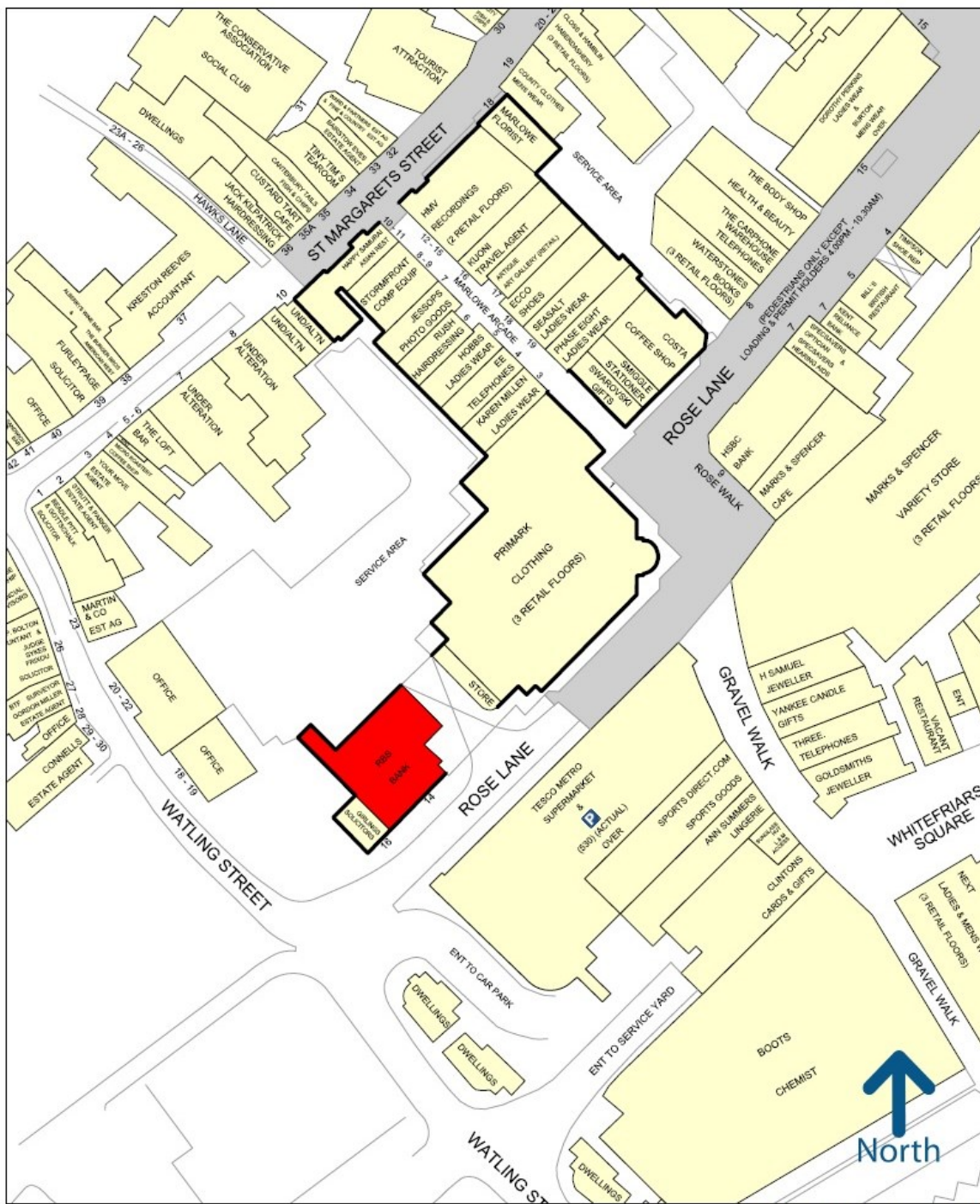
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of C71. A certificate can be made available upon request.

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