

CANTERBURY CT1 2JJ

8 MERCERY LANE

SHOP TO LET / FOR SALE



Second Floor
25 Foubert's Place
London W1F 7QF

LOCATION

Occupying a busy trading location within Mercery Lane, being the principle link between the prime retailing area and Canterbury Cathedral. Multiple retailers adjacent and nearby include **Kaspa's**, **Fat Face**, **Hotel Chocolat** and **Office Shoes**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged on ground, first, second and attic floors comprising the following approximate dimensions and net floor areas:

| | | |
|-------------------|------------|-----------|
| Gross Frontage | 19 ft 9 in | 6.0 m |
| Net Frontage | 18 ft 6 in | 5.6 m |
| Internal Width | 19 ft 8 in | 6.0 m |
| Shop Depth | 38 ft 3 in | 11.7 m |
| Ground Floor | 600 sq ft | 55.7 sq m |
| Sales | | |
| First Floor Store | 532 sq ft | 49.4 sq m |
| Second Floor | 745 sq ft | 69.2 sq m |
| Store | | |
| Attic Store | 301 sq ft | 28.0 sq m |

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£37,500 per annum exclusive**.

Alternatively, the freehold is available. Offers in excess of £320,000 are sought.

LEGAL COSTS

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

SUBJECT TO CONTRACT



RATES

We have been verbally advised that the property is assessed as follows:

| | |
|----------------------|---------|
| Rateable Value (new) | £46,500 |
| UBR 2020/2021 | £0.512 |

100% business rates relief until 31st March 2021 for eligible occupiers.

LISTED BUILDING

We understand from verbal enquiries we have made to Canterbury City Council that the building is Grade II* Listed.

PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance

020 7908 7031

tim@hrhretail.com

