



23 LOWER BRIDGE STREET
CANTERBURY

£24,000 Per Annum

ABOUT

The subject premises are situated within a popular parade of shops in a highly visible position on the main arterial route around Canterbury. Notable traders close by include Bathstore, Canterbury Convenience Store, Waitrose, Odeon Cinema, Steinbech & Shaw, Whitefriars Shopping Centre and High Street approximately 500 yards away.

A self-contained lock up shop with excellent frontage and shuttered window display, two double doors for access to large open plan retail area c.132.81sq.m (1429sq.ft). The shop is in a parade of eight units on the Canterbury Ring Road. There is a rear lobby to toilet facilities, stairs to small storage mezzanine. There are two allocated spaces in the car park to the rear. A new lease is available for a term of years to be agreed.

£24,000 per annum exclusive of all usual outgoings.

A deposit equal to 3 months rent will be required for the duration of the lease.

Interested parties are advised to make their own enquiries with the local authority.

Currently set at £3,042.40 for 2020/2021.

The ingoing tenant is responsible for all reasonable legal costs involved in preparing a new lease.

1. The property currently has A1 Retail Use and was trading as an electrical supplies store.

Change of use to restaurant or take away will not be permitted by landlords.

ACCOMMODATION

The premises are situated within the city of Canterbury, being within easy access of the High Street and all its amenities, including an excellent modern shopping centre. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

TRANSPORT LINKS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins)

ADDITIONAL INFORMATION

EPC RATING - C



Innovation House Innivation Way, Sandwich, Kent
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VIEWINGS AND ENQUIRIES

For further information or to book a viewing please email:

commercial@milesandbarr.co.uk

