

# PRIME UNIT TO LET

16 High Street, Canterbury, CT1 2JE

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
www.fawcettmead.co.uk



Retail property expertise

- **Canterbury has a diverse tenant mix, strong tenant demand and excellent rental growth prospects**
- **100% prime trading position on the pedestrianised High Street**
- **Benefits from A1 and A3 use**

## LOCATION

Canterbury is a historic, attractive and affluent Cathedral City located 62 miles south east of London, 20 miles east of Maidstone and 17 miles north west of Dover.

The subject property occupies a 100% prime trading position on the pedestrianised High Street. Nearby retailers include **Costa, Crew Clothing, Lush, Jigsaw** and **Caffe Nero**.

## RENT

£70,000 per annum exclusive of rates, service charge and VAT (if applicable).

## SPECIFICATION

The premises are handed over in their existing condition.

## COSTS

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

## ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	672 sq ft	62.43 sq m
Ground Floor Anc:	655 sq ft	60.85 sq m
First Floor Anc:	92 sq ft	8.55 sq m

## RATES

Rateable Value (19/20) - £61,500

Interested parties should verify these figures with Canterbury City Council (01227 862 178).

## TENURE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.



## INSPECTIONS

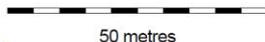
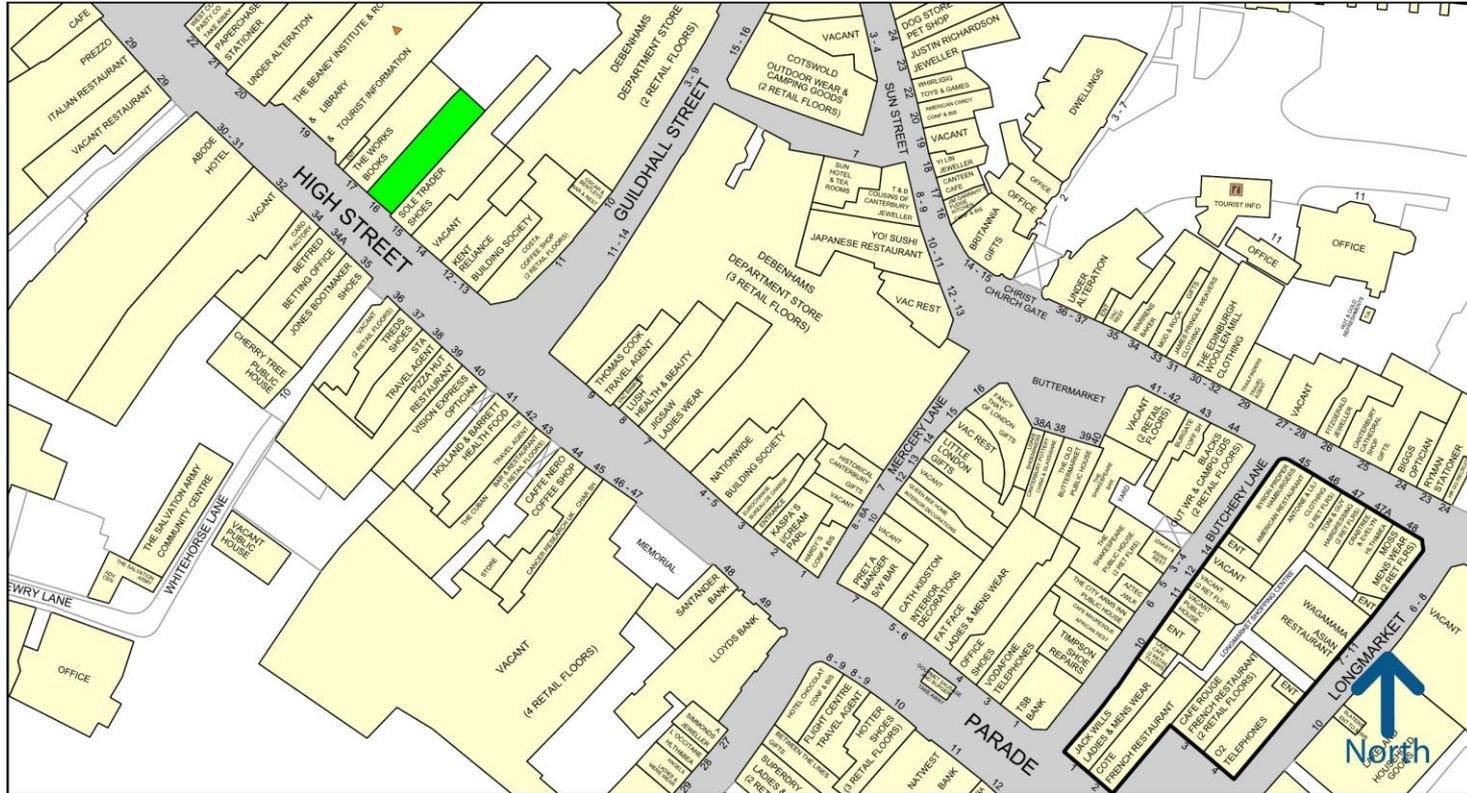
Viewing is strictly by appointment with:

Nick Carvey  
020 7182 7493  
nick@fawcettmead.co.uk

Subject to Contract / Vacant Possession



Canterbury



Experian Goad Plan Created: 06/11/2019  
Created By: Fawcettmead



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