



ROB ALSTON
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**PRIME SHOP
UNIT
TO LET**



CANTERBURY

34A HIGH STREET, KENT, CT1 2RY.

CANTERBURY

Canterbury is an affluent, historic cathedral city and is a UNESCO World Heritage site and therefore, an extremely popular tourist destination. The city has a resident population of approximately 60,000 and is located 60 miles south east of London, 17 north west of Dover and 28 miles east of Maidstone.

DESCRIPTION

The property comprises a good sized ground floor retail unit with first and second floor storage/staff accommodation. It is situated in a prime pedestrianised trading location close to numerous established occupiers including **Sainsbury's Local, The Works, Kokoro, Trailfinders, Tortilla, Taco Bell, Franco Manca** etc.

ACCOMMODATION

Internal Width		19 ft	5.79m
Ground Floor Sales Area		1,309 sq ft	121.6 sq m
First Floor Store/Staff		814 sq ft	75.6 sq m
Second Floor Store		859 sq ft	79.8 sq m

RENT

Offers are invited in the region of **£60,000 per annum** exclusive.

LEASE

The property is available via a new 10 year full repairing and insuring lease with a Year 5 rent review.

RATES

Rateable Value (2023)	£58,000
Interested parties are advised to make their own enquiries regarding rates payable for 2024/25.	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650446) or joint agents **CRADICK** (01892 515 001)

EPC

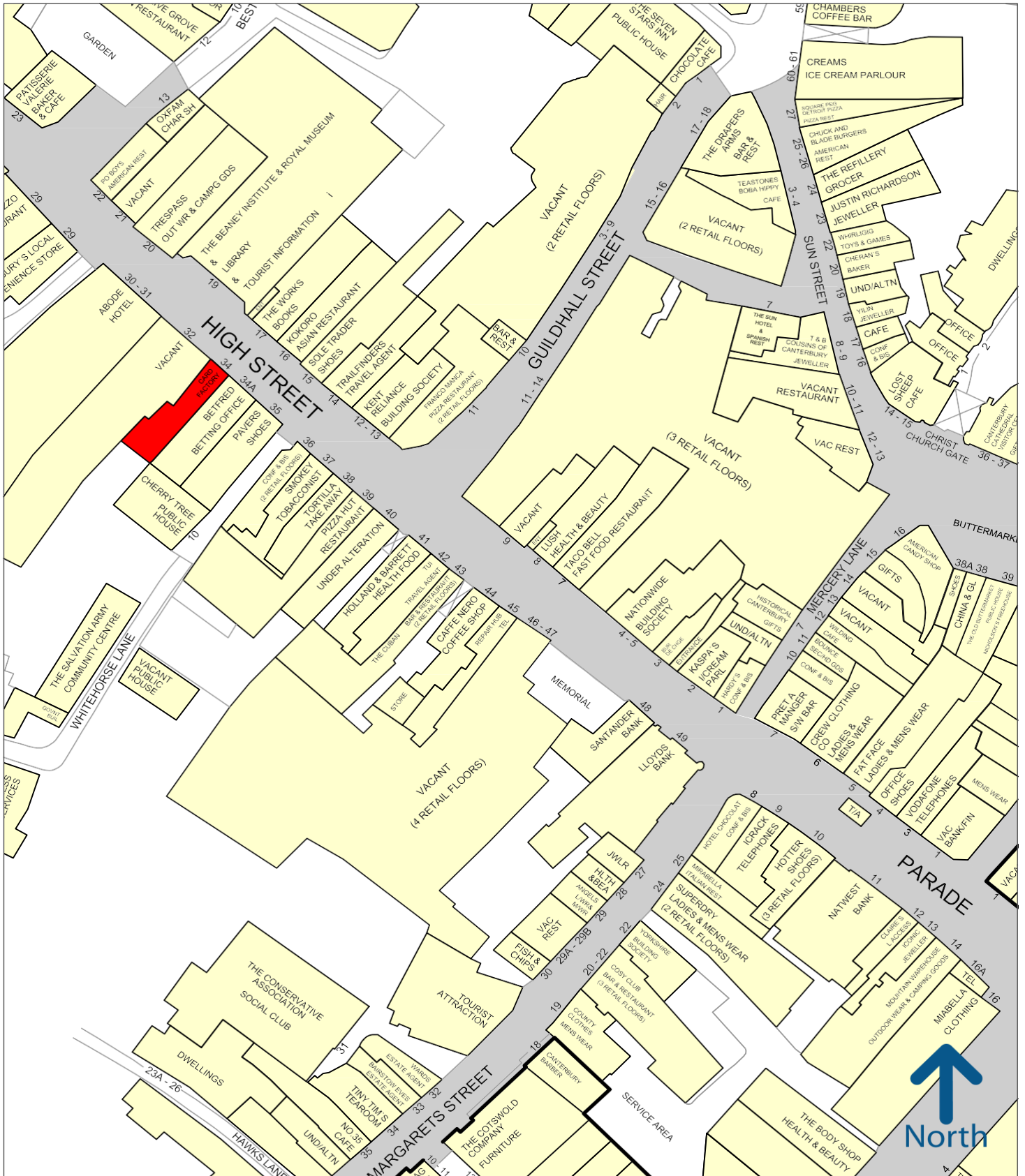
A copy of the Energy Performance Certificate is available on request

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