

CANTERBURY

6-8 Longmarket, and
48-51 Burgate, Canterbury, CT1 2JS



Sanderson
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**TO LET 12,214
SQ FT**
(1,134.72 SQ M)

- Extensive City Centre Unit to Let.
- Suitable for Retail, F&B, Leisure and Other Uses
- Extensive frontage to Burgate and return frontage to Longmarket
- Suitable for retail, F&B, and leisure uses within Class E
- Large open plan space
- Goods and passenger lifts to the 1st floor

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Summary

Available Size:	12,214 sq ft / 1,134.72 sqm
Rent:	175,000 per annum exclusive
Rateable Value:	£106,000
EPC:	C(72)

Location

Canterbury is a UNESCO World Heritage Site approximately 55 miles from central London; it is an important tourist destination and has a significant student population.

The property is in a prominent position on Burgate between the junctions with Longmarket and Iron Bar Lane. Longmarket connects Burgate with the City's prime shopping streets, The Parade and St Georges Street.

Whitefriars Shopping Centre and Canterbury Cathedral, a major tourist attraction, are within a few minutes' walk.

The historic link streets between High Street and Burgate, including Longmarket, Butchery Lane and Mercery Street, have established as the City's main leisure area with a wide range of pubs, bars, restaurants, and cafes.

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Description

The property consists of a large, mainly open plan, retail unit with extensive frontage to Burgate and return frontage to Longmarket. Access into the unit is via an entrance on the corner of Burgate and Longmarket.

At first floor there is a storage area, office, staff rooms, kitchen, and WC facilities. The storage area is served by a goods lift and a passenger lift from a rear lobby which also provides external loading access from the rear service yard off Iron Bar Lane. The first floor has potential for retail/trading space.

Accommodation

The accommodation comprises the following areas:

Description	Approximate Floor Area (NIA)	
	Metric	Imperial
Ground Floor	720 sq. m	7,754 sq. ft
First Floor	414 sq. m	4,460 sq. ft
Total	1,135 sq. m	12,214 sq ft

Rent

£175,000 per annum exclusive of VAT, business rates, utilities, and all other outgoings

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews.

Energy Performance Certificate (EPC)

Energy performance rating: C-72

Planning

All planning related enquiries should be via the local planning authority

VAT

All prices quoted are exclusive of VAT

Viewings

Paul Moody

Tel: 020 7851 2129/07774 693545

Email: paul.moody@sw.co.uk

Sanderson Weatherall LLP, 4th Floor,
87/88 Bartholomew Close

London, EC1A 7BL

And Joint Agents

Vaughan Hughes, Caxtons

01227 788 088

Canterbury

